

PCU54633

Mr Simon Manoski
Director - Office of the Director-General
Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

TRIM Ref:14/34676
22 July 2014

Dear Mr Manoski

**PLANNING PROPOSAL FOR THE NORTHERN PORTION OF THE PRECINCT
BOUNDED BY WENTWORTH ROAD, RAILWAY CRESCENT, CARILLA STREET &
GLADSTONE STREET BURWOOD**

I refer to the revised Planning Proposal that Council recently submitted to amend the development standards for the northern portion of the abovementioned precinct to facilitate a maximum building height of 11m (three storeys) and a maximum floor space ratio (FSR) of 1.5:1. Also to retain the existing planning controls for the southern portion, being a maximum building height of 26m (eight storeys) and a maximum FSR of 3:1.

Additional information is enclosed to help provide a better understanding of the existing building heights, south of the precinct, where the existing planning controls will be retained being a maximum building height of 26m (eight storeys) and a maximum FSR of 3:1. The collated information also helps to effectively illustrate that there is very minimal potential for redevelopment in the near future due to the relatively new nature of the housing stock.

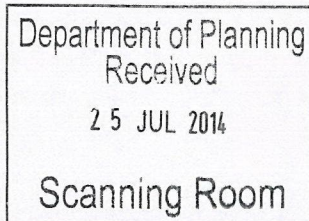
Should you wish to consider the matter any further, Council will be happy to arrange a meeting on site or at the Department.

For further enquiries, please contact Council's Senior Strategic Planner, Priya Uppal, on 9911 9875.

Yours sincerely

BRUCE MACDONNELL
Deputy General Manager
Land, Infrastructure and Environment

Enc



Gordon St, @ cur Railway Cres. looking north



Railway cres



Railway cres





47 Gordon Street



51 - 53 Railway Street



1 - 9 Mt Pleasant Avenue



31 - 33 Gordon Street



15-17 Canilla Street

