



Burwood Council

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PCU068724

Ms Karen Armstrong
Director, Sydney Regions East
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

TRIM No: 16/60020
13 December 2016

Dear Ms Armstrong

**PLANNING PROPOSAL BURWOOD PLACE
42-50 & 52-60 RAILWAY PARADE BURWOOD**

In response to a resolution of Council, a Planning Proposal is being progressed to:

- Amend the maximum Floor Space Ratio (FSR) from 4.5:1 and 6:1 to 9.9:1
- Amend the maximum Residential FSR from 2:1 and 3:1 to 6.53:1
- Amend the maximum building height from 60 and 70 metres, to 107 and 144 metres respectively
- Introduce a savings provision for the site to allow a development application to be assessed prior to the notification of the Planning Proposal

Please find enclosed a disc containing the Planning Proposal and supporting documents as submitted to Council on 7 December 2016. Council requests that the Department provide a Gateway Determination pursuant to Section 56 of the Environmental Planning and Assessment Act 1979.

Council's progression of the Planning Proposal is contingent upon the proponent entering into a Voluntary Planning Agreement (VPA) that would provide for public benefits being provided to the Burwood community.

Council requests that the Gateway Determination, if positive, requires the preparation of a site-specific Development Control Plan and negotiated VPA such that these documents are exhibited concurrently with the Planning Proposal.

Council will not be seeking delegation for the making of the Local Environmental Plan due to the substantial scale of the development.

If you have any enquiries, please do not hesitate to contact Council's Manager Strategic Planning, Ms Diwei Luo, on 9911 9928.

Yours sincerely

MICHAEL MCMAHON
GENERAL MANAGER

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