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# Planning Proposal

## Burwood Place

42-50 and 52-60 Railway Parade, Burwood

Submitted to Burwood Council  
On Behalf of Holdmark Property Group

## Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	09/10/15	AK <b>Senior Project Planner</b>	SF <b>Executive Director</b>	SF <b>Executive Director</b>
02	27/10/16			

This document is preliminary unless approved by a Director of City Plan Strategy & Development

### CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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D	Traffic Impact Assessment	Colston Budd Rogers & Kafes
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F	Traffic Impact Assessment	Road Delay Solutions
G	Strategic Transport Planning Assessment	AECOM
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I	Heritage Impact Statement	Tropman & Tropman Architects
J	Contamination Assessment	Douglas Partners
K	Survey	Lockley and Associates
L	Economic Impact Assessment	AEC Group
M	Architectural Drawings	Architectus and Cox
2	Council Resolution (dated 24 May 2016)	Burwood Council

# 1. Executive Summary

## Introduction

This Planning Proposal ('PP') is being submitted to Burwood Council on behalf of the proponent Holdmark Property Group.

This PP explains the intended effect of, and justification for, the proposed amendment to the Burwood Local Environmental Plan (BLEP) 2012. The amendment is site specific for Nos. 42-50 and 52-60 Railway Parade, Burwood ('the site').

It has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including "A Guide to Preparing Local Environmental Plans and A Guide to Preparing Planning Proposals."

## Background

This PP represents the culmination of several years of urban design and strategic planning analysis of the Burwood Town Centre.

Prior to lodging the PP with Burwood Council, the proponent conducted a design competition with several highly-respected and multi-award-winning architects. From this competition the proponent engaged both Cox and Architectus to work in partnership and develop one concept for this key opportunity site.

Since the PP was originally lodged with Burwood Council on 28 September 2015, extensive consultation has been undertaken with Burwood Council and its external consultants.

The PP was formally considered by Council at its meeting on 24 May 2016.

At this meeting, Council resolved to forward the PP to the Department of Planning and Environment (DPE) subject to minor amendments, mainly in relation to the proposed density and heights of the proposed buildings (resolution attached).

However, Council (on advice from DPE) declined to forward the PP in the absence of the traffic modelling. This modelling has now been done, discussed with Council and its external consultant (Cardno) and forms part of this amended PP.

The PP, including the proposed LEP amendments and the supporting documentation, has been updated to reflect all the modifications as outlined in Council's resolution and as further clarified in discussions with Council Officers.

We therefore now believe all matters have been adequately addressed, to the satisfaction of Council, in order for the PP to proceed to DPE for a Gateway determination, in accordance with the Council resolution dated 24 May 2016.

Since the submission of the PP and the above decisions of Council, new guidelines for LEPs have been issued. This amended PP addresses these new requirements which confirm that this PP has significant strategic and site specific planning merit.

## Location

This PP enables the viable redevelopment of two large adjacent key sites within the Burwood Town Centre. This Centre is classified as a 'Strategic Centre' in the Metropolitan Strategy 'A Plan for Growing Sydney'.

*'Strategic Centres' are defined within the Metropolitan Strategy 'as locations that currently or are planned to have least 10,000 jobs. These are priority locations for employment, retail, housing, services and mixed-uses.'*

As a 'Strategic Centre', Burwood provides a variety of different high density land uses within walking distance from the Burwood train station. It is one of the few major centres within the region and services the broader district population of approximately 330,000 people (inner west LGAs).

The site is highly accessible as it is located directly opposite the Burwood train station and bus interchange. This will only itself be strengthened in the medium to long term with the



construction of the Westconnex and the proposed Parramatta Light Rail route. In addition, the Strathfield train interchange is within walking distance of the site.

### **Growth**

As of 2011, according to the Department of Planning and Environment's (DPE) 2016 population projections, Burwood had a population of approximately 34,200 people. By 2031, this is expected to increase by 19,300 to a total of 53,500 people. In order to accommodate this significant increase in population, DPE's 2016 dwelling projections anticipate at least an additional 7,400 dwellings by 2031 (370 dwellings per year) are required.

According to the DPE's Metropolitan Development Program, on average per year, Burwood has 229 dwellings constructed. This is not sufficient in order to accommodate the expected increase in population, as an additional 141 dwelling per year are required.

The Centre is also expected to accommodate additional jobs, in order to provide employment opportunities to the district population, which is expected to significantly increase. This is supported by statistics from Transport for NSW which forecast the number of jobs within the Centre to increase by approximately 3,000 jobs by 2031.

This PP is capable of significantly assisting the Centre in accommodating this growth by providing approximately **1,050 apartments** and approximately **3,150 (direct and indirect) jobs**.

### **Urban Renewal**

Given the site's locational advantages and the current economic climate, the subject site presents a rare opportunity for a high density, mixed use and master planned development. The concept design for the proposed development has incorporated a range of architectural design techniques which will create an attractive and engaging landmark development, which will reinforce Burwood's status and role as a Strategic Centre.

This indicative urban renewal concept design includes the following elements and features:

- Active ground floor retail;
- Vibrant streetscapes and engaging public spaces;
- Easy access to transport;
- Commercial floor space, encouraging the establishment of a range of businesses; and
- A range of highly accessible residential apartments, reflecting the needs of the evolving community.

### **LEP Amendments**

In order to achieve the proposed development, amendments to the site's current planning controls are required. It is proposed to retain the site's current B4 Mixed Use Zoning, however, make the following amendments:

- Amending the building height from 60 metres and 70 metres to **107 metres and 144 metres**;
- Amending the floor space ratio from 4.5:1 and 6:1 to **9.9:1**;
- Amending the maximum residential floor space from 2:1 and 3:1 to **6.53:1**; and
- Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP.

In order to implement the above controls, the use of a 'Part 6 - Additional local provision' is proposed as the most appropriate mechanism.

We do however welcome discussions with both Council and the Department of Planning and Environment to ensure the most appropriate mechanism is applied.

## Public Benefits

This PP produces numerous public benefits to not only the local community but also the greater district. These are briefly outlined below:

- **Employment** - providing jobs closer to existing homes: approximately 48,410 sqm of retail and commercial floor space is proposed (equating to approximately 3,150 direct and indirect jobs). Approximately 1,400 (direct and indirect) additional jobs will also be generated as a result of the development's construction phase. This will allow a variety of different businesses to establish in the local area, providing a range of different employment opportunities for the local community;
- **Housing**: approximately 1,050 apartments will be provided of a range of different sizes and layouts in a high demand and centrally located area of Sydney, in close proximity to public transportation and services. There are also opportunities for affordable housing, up to 3% of the total residential GFA, to be dedicated to Council or a local housing provider, to reserve long term rental housing within the Centre for key workers;
- **Hotel**: there is currently an undersupply of hotel accommodation within the Burwood Town Centre. This PP has the potential to fill a 'gap' in the market by providing approximately 100 hotel rooms (or approximately 4,850 sqm). This hotel is expected to be operated by a 4-star operator;
- **Improved public domain and amenity**: the site's existing buildings are currently ageing and incorporate large continuous blank frontages. The proposal will transform this area of the Burwood Town Centre, with ground floor retail (approximately 7,450 sqm), improved streetscapes and engaging public spaces (approximately 4,100 sqm). This will ultimately be an exceptionally positive contribution to the streetscape and create an attractive place to live, work and/or visit;
- **Sustainable living**: the proposed development is able to incorporate the principles of a Transit Oriented Development by providing a mixture of different high density land uses within walking distance of public transportation infrastructure. This will encourage alternative modes of transportation such as walking and cycling whilst increasing bus and train patronage;
- **Open Spaces**: the PP will include the provision of providing additional open space and public plazas within and around the subject site;
- **A master-planned approach displaying design excellence**: given the large size of the site, this redevelopment presents a unique opportunity to develop a cohesive concept plan to complement the existing surrounding built form. It includes appropriate building layouts, mixt of different land uses, public open spaces and pedestrian links and thoroughfares;
- **Access and Transport**: this proposal has the potential to improve access and pedestrian links within the Centre. Subject to further discussions and investigations, this may include new public plazas, a commuter car park, bus interchange upgrades and further road improvements surrounding the site;
- **Community Infrastructure**: this PP is capable of providing a 'community heart' for the Centre of Burwood and locality by providing a range of tangible direct public benefits to the local community. Such benefits may include:
  - Community Centre/ Child Care/ Learning Centre;
  - Option for Council Chambers and offices to be part of the new office building or podium adjacent to Council land; and
  - Performing arts venue with a capacity of up to 500 seats to be dedicated to Council.

Subject to further discussions with Council, the proponent is willing to commit to the provision of public benefits and infrastructure through the provision of a Voluntary Planning

Agreement (VPA). This will ensure valuable public benefits will be directly provided to the local community.

### Positive Impact on the Local Economy

The proposed development will result in numerous positive economic benefits to the local Burwood economy. It will provide approximately 15,100 sqm of contemporary and modern commercial floor space, which will assist in attracting large companies and government agencies to the Burwood Town Centre. Approximately 28,500 sqm of retail floor space will also be provided, which will allow a greater range of local businesses to establish including supermarkets, fresh food markets, cinemas and speciality retail stores.

The table below, summaries the net direct and indirect economic benefits, projected to be produced from the proposal.

	Proposal	Increase from Existing
<b>Direct Impact</b>		
Output (\$M)	\$361.8	\$71.9
Contribution to DGP (\$M)	\$204.5	\$43.3
Income and Salaries to Local Workers (\$M)	\$124.6	\$26.9
Employment (Full Time)	1,951	585
<b>Indirect Impact</b>		
Output (\$M)	\$322.5	\$55.3
Contribution to DGP (\$M)	\$182.5	\$31.5
Income and Salaries to Local Workers (\$M)	\$90.4	\$14.2
Employment (Full Time)	1,196	200

As indicated in the above table, the proposed development is projected to provide a significant investment upside for Burwood, injecting an estimated \$361.8 M as a direct result of the development and a further \$322.5 M from indirect (flow-on) impacts.

The PP will also assist in providing more jobs for local residents, by providing a total of approximately 1,950 direct full-time jobs once the development is complete. An additional 1,200 (approximate) full time jobs will also be created as a result of indirect impacts.

The proposal represents a significant investment into the Burwood economy, which will provide significant economic benefits not only during the operational phase but also during the development's construction phase, including:

- An injection of an estimated \$499.7 M into local businesses is expected during construction, which will support around \$192.4 M in Gross Value Added (GVA); and
- Generate an estimated 1,400 direct and indirect jobs as a result of the construction phase of the development.

A significant amount of housing (approximately 1,050 apartments) will also be provided as a result of this proposal. This will not only assist in increasing the volume of housing supply in this high demand and centrally located area of Sydney, but it will also assist in providing residential accommodation for the significant increase in population forecast for Burwood by 2031.

As the existing buildings on the subject site comprise of substantial retail and commercial buildings, increased residential densities are required to cross-subsidise the redevelopment and to ensure a significant amount of additional commercial floor space can be provided.



The proposal is of a sufficient scale to facilitate this urban renewal development and to provide the outlined benefits to the local economy. The strength of the economy is paramount to enable this redevelopment to be achieved, therefore timing of this proposal is critical in order to guarantee the delivery of this project.

### **Consultant Studies**

This PP is accompanied by reports and concept plans prepared by expert consultants to provide a comprehensive analysis of the site's opportunities and constraints.

Careful attention has been given to potential impacts, such as shadowing, traffic, contamination and heritage. Due to the implementation of careful design strategies and techniques these studies have confirmed the capability and appropriateness of the proposal and have not identified any constraints which will result in any detrimental amenity impacts to the surrounding community.

This PP addresses all relevant considerations under the Guidelines and demonstrates that the proposal is consistent with State, Regional and Local planning policies and also the relevant s117 Ministerial Directions.

### **Conclusions**

This PP sets out a carefully-planned framework designed to achieve the redevelopment of one of the key sites in Burwood. No other currently available site in the centre of Burwood is as large or as strategically well-positioned as the subject site. It provides the opportunity to create an exciting new community heart and meeting place for both local residents and visitors. It is designed to stimulate the local economy and provide much-needed quality housing and employment land uses close to transport, shops and other key amenities.

As outlined in this PP, there can be no doubt that this site, due to Burwood's position in Metropolitan Sydney, its classification as a 'Strategic Centre' and the site's location adjacent to a major bus and train interchange, has strategic merit and is consistent with the objectives and directions of 'A Plan for Growing Sydney'.

In summary, there is a sound planning basis and strategic merit to support the zoning of the site as promoted by this PP. We therefore request that Council forwards this PP to the Department of Planning and Environment for a Gateway determination, in accordance with the Council resolution dated 24 May 2016.

### **Key Master Plan Data**

A summary of the key data of the proposed development is summarised below:

Site Area	14,382 sqm
Overall FSR	9.9:1
Non-residential FSR	3.37:1
Residential FSR	6.53:1
Non-residential GFA	48,410 sqm
Residential GFA	93,972 sqm
Total GFA	142,382 sqm

## 2. Objectives or Intended Outcomes

The objective of this PP is to amend the Burwood Local Environmental Plan 2012 to ensure appropriate controls are proposed whilst minimising any adverse impacts to the surrounding environment.

This objective will be achieved through:

- Encouraging a mix of different and compatible land uses such as residential, retail and commercial, in a strategic and appropriate location;
- Demonstrating consistency with the sustainable principles of a Transit Oriented Development;
- Creating a vibrant precinct by promoting and encouraging ground level active street frontages;
- Incorporating two large parcels of land into the development site, to enable a cohesive master planned development of an appropriate size with suitable provisions for easy access;
- Creating a landmark development for the Centre, incorporating the principles of design excellence;
- Providing opportunities to improve and introduce attractive, engaging and creative public domain spaces;
- Providing numerous direct and tangible benefits to the public, which will improve access, transport, the local streetscape and the amenity of the locality;
- Providing and dedicating (subject to further discussions with Council) affordable housing in a high demand area, which will ensure adequate long term rental accommodation is reserved for key workers;
- Protecting and enhancing the existing surrounding environment by proposing a building envelope and form that will result in minimal to no adverse impacts, and will display world-class architectural design; and
- Stimulating growth of the local economy and offering opportunities for enhanced prosperity.

### 3. Explanation of the provisions

This PP seeks the following modifications to the provisions of the Burwood Local Environmental Plan (BLEP) 2012: -

- Amending the building height from 60 metres and 70 metres to **107 metres** and **144 metres**;
- Amending the floor space ratio from 4.5:1 and 6:1 to **9.9:1**;
- Amending the maximum residential floor space from 2:1 and 3:1 to **6.53:1**; and
- Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP.

It should be noted that the building envelopes outlined in the Urban Design Report at Appendix 1, show building heights of up to 103 and 140 metres. This PP proposes an additional 4 metres (to **107 and 144 metres**) in order to allow for design flexibility at DA stage, but regardless of the height in metres any proposal would still need to comply with Council's existing Building Height Plane control.

The maximum proposed height of **144 metres** equates to 163.5m AHD.

It is proposed to implement these amendments via a 'Part 6 - Additional local provision' amendment. Example wording of the proposed controls and objectives has been provided below and should be read in conjunction with the 'Mapping' section of this PP.

#### 6.7 Development on land at 42-60 Railway Parade Burwood

(1) This Clause applies to the following:

- (a) Land at 42-50 Railway Parade, Burwood, being Lot 1 DP 588368; and
- (b) Land at 52-60 Railway Parade, Burwood, being Lot 16 DP 832440.

(2) The objectives of this clause are to ensure that development on the land to which the clause applies:

- (a) Provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for non-residential accommodation purposes;
- (b) Provides for public benefits, including but not limited to active street frontages and publicly accessible open spaces;
- (c) Encourages reduced travel demand including the number of trips generated by development and the distances travelled, especially by car, to minimise the impact of vehicle movements on the Burwood Town Centre;
- (d) Delivers a higher standard of architectural and urban design excellence; and
- (e) Does not adversely impact the amenity of the precinct by reason of the scale and bulk of the development.

(3) Development consent must not be granted for development (including staged development) for the purposes of a new building, or alterations to an existing building, on the land unless the following conditions are satisfied:

- (a) Despite Clause 4.4 and Clause 4.4A, the floor space ratio does not exceed 9.9:1;
- (b) Despite Clause 4.3, the development on Lot 1 DP 588368 (marked as 'Block 1' on the height map) does not result in a building with a building height that exceeds 144 metres;
- (c) Despite Clause 4.3, the development on Lot 16 DP 832440 (marked as 'Block 2' on the height map) does not result in a building with a building height that exceeds 107 metres; and
- (d) The development has been assessed under Clause 6.6 Design Excellence for B4 Mixed Use and B2 Local Centre Zones and the consent authority is of the opinion that the buildings exhibit design excellence.

(4) Despite subclause (3), development consent must not be granted for development (including staged development) for the purposes of a new building, or alterations to an existing building, on the land unless the following conditions are satisfied:

- (a) Despite Clause 4.4A and subclause (3)(a), at least 34% of the gross floor area of the combined land is used for purposes other than residential accommodation;
- (b) Despite Clause 4.4A and subclause (3)(a), the total residential gross floor area on the combined land must not exceed 66% of total gross floor area;
- (c) Despite subclause (3)(a), the gross floor area of any 'Serviced Apartments' on the combined land must not exceed 10% of the total gross floor area.

(5) In clarification of subclause (3)(a), the calculation of gross floor area and Floor Space Ratio is based on the area of the land listed in subclause (1) and, for the avoidance of doubt, excludes Wynne Avenue, being Lot 1 DP 1135855.

(6) For the avoidance of doubt, Clause 4.3A(3) remains applicable to development on the land.

(7) To avoid doubt, Burwood Local Environmental Plan 2012 (Amendment No [insert amendment number]) applies to the determination of a development application made (but not finally determined) before the commencement of that Plan.

(8) In clarification of subclause (3)(d), Clause 6.6 Design Excellence for Burwood Town Centre applies to development on the land.

It should be noted that the above LEP amendment refers to 'Clause 6.6 Design excellence', which has yet to be gazetted. This Clause is subject to a PP lodged by Council.

We have been informed that Council may be making minor amendments to this clause and it may be subject to re-exhibition. If such amendments change the wording and intent, we would request being advised of the implications for the subject PP before it is unilaterally applied and reserve the rights to revisit the drafting of the proposed LEP amendment.

We are willing to further discuss with Council and the Department of Planning and Environment the drafting of the subject PP's proposed LEP amendment to ensure the most appropriate pathway has been selected.

These proposed controls would allow a development with the following statistics:

- Non-residential FSR: 3.37:1 equating to a non-residential GFA of approximately 48,410 sqm; and
- Residential FSR: 6.53:1 equating to a residential GFA of approximately 93,972 sqm;

The proposed amended controls would enhance the viability for redevelopment and allow the site to be redeveloped for mixed use purposes, also incorporating community and cultural uses and public infrastructure.

It is envisaged that a site specific Development Control Plan will also be prepared for the subject site to ensure the public benefits associated with the PP are provided.

The proposed modification to the LEP controls would facilitate a subsequent lodgement of a development application(s) for the redevelopment of the site for a mixed use development.

## 4. Justification

### 4.1 Need for a Planning Proposal

#### 4.1.1 Is the PP a result of any strategic study or report?

This PP has been directly informed by the Sydney Metropolitan Strategy - 'A Plan for Growing Sydney'.

Under the previous Metropolitan Strategy, the Burwood Local Government Area was within the Inner West Subregion. The Inner West Subregional Plan, identified Burwood as a 'Major Centre', given its location in close proximity to employment, services and infrastructure.

The Burwood Local Environmental Plan (BLEP) 2012 was prepared to accommodate the growth and the targets outlined within this subregional plan, specifically:

- 4,000 additional jobs by 2031; and
- 7,700 additional dwellings by 2031.

The subregional plans (and the above associated targets) are currently under review. The new district plans (previously known as the subregional plans) are expected to be released shortly and as outlined in the below analysis are expected to comprise of a significant increase in housing and employment targets for the district.

#### **Housing**

As outlined in the Urban Design Analysis prepared by Architectus and Cox at Appendix 1, there are only 3 large opportunity sites remaining within the Burwood Town Centre. The subject site is one of these 3 opportunity sites.

This PP is therefore one of the few remaining development opportunities for Council to consider which can significantly and directly contribute to the expected dwelling targets for the LGA, by providing approximately 1,050 apartments.

This site is highly suitable for accommodating additional housing provisions being located in the Burwood Town Centre, within walking distance to good public transport, including a train line and a high frequency bus route.

'A Plan for Growing Sydney', the new Sydney Metropolitan Strategy was released in December 2014.

Under this Strategy, new district boundaries (previously known as subregional boundaries) have been prepared. The Burwood LGA under the new Strategy is located within the Central Subregion. The new district plans are expected to be released in the latter half of 2016. It is expected that these plans will include increased housing and job targets.

It is not currently known specifically what these new targets will be, however it is our understanding that they will increase substantially in order to accommodate the expected population projections forecast for this LGA and district.

In 2016, the Department of Planning and Environment (DPE) released their population and dwelling projections. A summary of the LGA's projections are summarised in the below table.

As outlined in Table 1, Burwood in 2011, had a population of approximately 34,200 people. This is expected to increase to a total of 53,500 people by 2031, an increase of 19,300 additional people.



Table 1: Burwood Population Projections

	2011	2016	2021	2026	2031	Total Change
Burwood	34,200	38,850	44,900	49,150	53,500	19,300

Source: NSW Department of Planning and Environment's Population Projections 2016

Table 2 outlines the dwelling projections for the Burwood LGA based on the LGA's forecast population growth. This table indicates that Burwood is expected to accommodate an additional 7,400 dwellings by 2031.

Table 2: Burwood Dwelling Projections

	2011	2016	2021	2026	2031	Total Change
Burwood	12,900	14,750	17,000	18,650	20,300	7,400

Source: NSW Department of Planning and Environment's Household and Dwelling Projections 2016

In order to accommodate DPE's dwelling projections, an average of 370 dwellings would be required to be constructed per year over a 20-year period.

It should be noted that the above projections from DPE are very similar to the projections obtained and used by other consultants, in the supporting documentation, from other government agencies such as the Bureau of Transport and Statistics.

The table below summarises the dwelling approvals for the Burwood LGA. There has been a significant increase in the number of dwellings being approved within the LGA. On average 335 dwellings are approved per year.

Table 3: Burwood Dwelling Approvals

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Av.
Burwood	68	469	357	71	768	222	389	335

Source: NSW Department of Planning and Environment's Metropolitan Development Program 2016

DPE's Metropolitan Development Program monitors net dwelling completions for all LGAs with the Sydney Metropolitan Area.

The table below, summaries the dwelling completions for the Burwood LGA. This table indicates that the average number of dwellings constructed per year between 2009/10 and 2015/16 is 229 dwellings.

Table 4: Burwood LGA dwelling completions

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Av.
Burwood	39	66	251	530	46	56	612	229

Source: NSW Department of Planning and Environment's Metropolitan Development Program (data only available up to June 2016)

Assuming these trends continue, the Burwood LGA will not be able to accommodate DPE's dwelling projections, as an additional 141 dwellings per year are required to achieve the dwelling projections for the LGA.

It is evident, there is no direct correlation between development approvals and dwelling completions. The construction of dwellings is highly reliant on market conditions. With the current economic climate slowing down and potentially declining, there will be an increase in cases where development approvals will not result in completion.

Therefore, in order to accommodate this additional growth, a review of the planning controls in key locations is required. It is our understanding that Council is about to commence a comprehensive review of the Centre's planning controls. It is therefore crucial for Council to consider the subject PP now, in parallel with this review, to ensure sufficient and adequately zoned land is available to accommodate the expected increase in population and dwelling projections.

### Employment

As previously mentioned, the Burwood Town Centre is a 'Strategic Centre' providing employment and services to the entire broader district area. The employment targets for the Burwood LGA under the new district plans are therefore also expected to increase, in order to accommodate and provide employment opportunities for the significant population increase forecast for the district area.

Under the previous subregional plans, the Burwood Town Centre was defined as 'Major Centre' and under the new Metropolitan Strategy it is defined as a 'Strategic Centre'. Both 'Centre' types have separate definitions with separate employment provisions, as outlined below:

- 'Major Centres' are defined as centres consisting of *'major shopping and business centres serving the immediate subregional residential population usually with a full scale shopping mall, Council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.'*
- 'Strategic Centres' are defined within the current Metropolitan Strategy *'as locations that currently or are planned to have least 10,000 jobs. These are priority locations for employment, retail, housing, services and mixed-uses.'*

Therefore, based on the above definitions, the Burwood Town Centre, as a 'Strategic Centre', will therefore need to accommodate at least 10,000 jobs.

The Burwood Town Centre as of 2011, as per the Bureau of Transport and Statistics' employment forecast, had 11,513 jobs. This however, due to population growth within the subregional area, is forecast to substantially increase by 2031.

The Table below, indicates that the Burwood Town Centre over the 20-year period (2011 to 2031) is forecast to accommodate an additional 3,011 jobs within the Burwood Town Centre alone.

Table 5: Burwood Town Centre Employment Forecast

Centre	2011	2016	2021	2026	2031
Burwood	11,513	12,079	12,850	13,660	14,524

Source: Bureau of Transport and Statistics, Transport for NSW

The PP can therefore significantly assist the LGA and district area in meeting this expected increase. Any redevelopment could include a significant amount of employment floor space equating to approximately 48,410 sqm. This equates to approximately 1,950 jobs. An additional 1,200 jobs could also be provided through indirect impacts.

A total of approximately 3,150 jobs (direct and indirect) could therefore be provided within the town centre, more than satisfying the centre's expected employment growth.

This PP will provide modern retail and commercial/community opportunities which will contribute to the generation of employment and economic growth for the local neighbourhood.

The proposed development will strengthen the business precinct of the Town Centre and will enable the availability of more substantially sized retail, commercial and hotel spaces.

The result of which is to add flexibility and diversity to the broadening retail mix and support the viability of the distinctive commercial potential of Burwood which will contribute to meeting employment and growth targets.

Furthermore, the population growth resulting from this PP and revitalisation/redevelopment will contribute further to retail and commercial enhancement.

One particular goal in the Metropolitan Strategy as outlined below, indicates the Centre's potential in accommodating additional growth.

*Work with Council to provide capacity for additional mixed-use development in Burwood including offices, retail services and housing.*

The site, as previously mentioned, is the largest and one of the few remaining sites with development potential within the Town Centre. Given its central location, in close proximity to infrastructure and services, this PP presents a perfect opportunity to satisfy this goal of the Metropolitan Strategy in order to assist in accommodating the projected growth of the LGA, by providing a development which will contribute to the housing and employment targets for the LGA and district.

This PP, in addition to assisting the LGA achieving the expected increase in housing and employment targets, will also respond to other goals and objectives of the Metropolitan Strategy. This is further explored below and in later Sections of this PP.

### **Built Form and Urban Design**

This PP will demonstrate design excellence across a range of diverse architectural responses. The future building will have a diverse design and layout, with large active frontages and a variety of spaces and land uses.

Slender tall towers are proposed, which have the following benefits:

- Reduces the appearance of bulk and reduces the impacts upon the public domain.
- Opportunities for views of sky between buildings.
- Minimising impacts such as view loss and overshadowing.
- Increased residential amenity, as the floor-plates are more likely to achieve good solar access and ventilation requirements.

The future development will provide a built form which enhances the Burwood Town Centre, creating a landmark Gateway entrance, which will be cohesive with the surrounding buildings.

The bulk, scale and location of the buildings will consider local views into, over, through and from within the site. The design will also take into consideration effective architectural approaches to mitigating potential amenity and overshadowing impacts of neighbouring sites which have been extensively examined in the Urban Design Report at Appendix 1.

### **Transport and Access**

Given the site's central and highly accessible location, this PP has the potential to incorporate the principles of a TOD. This future development will prioritise sustainable transport opportunities, including walking and cycling, by maximising access to and connectivity with surrounding areas via the proposed interconnected site links and thoroughfares.

The PP is also capable of improving access by potentially providing community infrastructure such as:

- Commuter car park: provide a commuter car park for commuters to park and ride, encouraging sustainable forms of travel and increasing train patronage;

- Bus interchange upgrade on Railway Parade;
- Railway Parade conversion to main street environment on the southern side with an additional bus lane and dedicated 5 metre footpath;
- Additional upgrade of east-west lane on southern edge of the site; and
- East-west through-link on Murrays Arcade alignment.

### **Benefits to the Community**

As outlined previously, numerous direct and tangible public benefits, including improved streetscape/public domain works, improved transport and access infrastructure and the dedication of community infrastructure and affordable housing are proposed as part of any future development. Such benefits can be achieved through a future DA.

Other broader benefits which will flow to the community from a viable re-development of these key sites include improved economic/retail conditions in the area from growth in population, creation of employment opportunities through improved retail, commercial and community activities, improved housing supply/choices and affordability for first home buyers wanting to purchase in the location, more people being able to live and work within close proximity to public transport, and provide a unique retail experience which is distinct from the any other centre within the subregion.

### **Sustainability**

In addition to incorporating the principles of a TOD, which will encourage the use of sustainable forms of transportation, this future redevelopment is also capable of implementing the best practice ESD principles in design and construction.

This will allow for the ongoing sustainable use of buildings to reduce greenhouse gas emissions, reduce potable water use, reduce waste and improve the local ecosystem.

The specific goals and objectives of 'A Plan for Growing Sydney' are further explored in detail in later Sections of this PP.

#### **4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Since the objectives of this PP are to amend the building height and floor space ratio controls of the site, to permit a viable mixed use development there is no alternative mechanism to achieve this other than a PP to amend the controls within the LEP.

Given the quantum of development proposed on this key and strategic site, it has become apparent that a 'Part 6 - Additional local provision' is the most efficient legislative mechanism in implementing the proposed controls.

This has been confirmed after careful consideration of the all the available legislative mechanisms and has been accepted by Council after extensive consultation.

Other mechanisms such as simple mapping changes do not provide the same level of certainty, in regards to the proposed land use outcomes for the site and the delivery of the associated public benefits, which could be delivered as part of this proposal.

We have been informed that Council is planning to review their planning controls within the Burwood Town Centre. Council have indicated that a holistic approach would be required to take into consideration the evolving nature of the Centre's planning controls. We do not consider this to be a pre-requisite. To the contrary, the subject PP could be the catalyst to the strategic upgrade of the centre from a public benefit perspective.

The proponent is immediately ready to commence this urban renewal project. This PP therefore recommends Council give consideration and allowance for suitable development sites, such as the subject redevelopment, to proceed in parallel with Council's review. This is the approach adopted by similar Councils such as Parramatta, who are currently reviewing their city centre controls whilst welcoming PPs.

As Council is at the beginning of their review it is agreed that a holistic approach should be adopted to ensure that any PP lodged in the interim does not conflict with Council's future direction envisaged for this locality.

It is recommended that Council prepare and adopt a series of objectives and aims prior to engaging in the new LEP process, which can then be applied to any new PPs submitted.

As no such objectives are currently available, the below table has made a series of recommendations which will ensure the Burwood Town Centre will be developed in a consistent and sustainable manner.

Table 6: Consistency with potential objectives for the Burwood Town Centre

Potential Objective	Comment
<p>To enhance the relevance of the Burwood Town Centre as a Strategic Centre in the Metropolitan Strategy - 'A Plan for Growing Sydney'.</p>	<p>This PP will reinforce Burwood's status and role as a 'Strategic Centre', by revitalising an ageing built form, providing jobs closer to homes, improving the streetscape and public domain and by providing a landmark development in a highly accessible location.</p> <p>The proposal will allow for a redevelopment consistent with other comparable Strategic Centres such as St Leonards and Chatswood which have recently seen approved and/or constructed, developments of over 160 metres.</p> <p>A summary of these developments has been provided below:</p> <p><b>1. Chatswood:</b></p> <p>The Chatswood Interchange development comprises three towers with heights of 161.8m, 151.3m and 106.1m. These heights were provided by Cox, the development's architects, and are well above the proposed height as per the amended PP for Burwood Place.</p> <p>A Part 3A development was also approved at Albert Avenue and Thomas Street, Chatswood incorporating a FSR of 10.44:1.</p> <p><b>2. St Leonards:</b></p> <p>St Leonards is currently experiencing a significant level of development activity, with numerous development applications and planning proposals being approved or proposed, including:</p> <ul style="list-style-type: none"> <li>- 1-13 Marshall Avenue, St Leonards - a development application has been approved by the JRPP on 29 June 2016, for a development with a FSR of 10:1</li> <li>- 472-494 Pacific Highway, St Leonards - a development application was approved on 26 May 2016 with a FSR of up to 12:1</li> </ul> <p>It should also be noted, that within these</p>



	centres, numerous other planning proposals are being assessed by the relevant Councils, proposing significant uplift, including building heights of up to 47 storeys.
To ensure that any increase in height or FSR allows appropriate levels of sunlight, privacy and broader amenity protection to residential properties surrounding the Centre.	<p>Substantial analysis and careful consideration has been given to understand the potential impacts of the built form on the surrounding environment.</p> <p>This is supported by the Urban Design Analysis at Appendix 1, which indicates that the built form can be achieved without any adverse impacts such as visual privacy and solar access.</p>
To increase employment floorspace (and therefore jobs) in the Centre.	<p>The site's existing buildings provide approximately 28,250 sqm of non-residential GFA.</p> <p>The proposed development could provide a minimum of approximately 48,410 sqm of non-residential GFA.</p> <p>This will generate approximately 3,150 direct and indirect full time jobs.</p> <p>This is a significant net increase compared to the site's existing buildings.</p>
To minimise traffic generated for any increased yield with reduced parking close to the train station being encouraged, consistent with strategies for Transport Orientated Development.	<p>Given the site's location, the proposal has the potential to incorporate the principles of a Transit Oriented Development.</p> <p>Subject to discussions with Council, minimal parking will be provided to encourage alternative modes of transportation such as walking, cycling and the use of bus and train infrastructure.</p>
To ensure that any increase in height or FSR of buildings exhibits design excellence.	This proposal has the potential to transform and activate this end of the Centre, with a high quality landmark development. This will be achieved with the implementation of world class design techniques and standards which will display the principles of design excellence.
To create new community facilities and public domain spaces.	The proposed development is capable of providing a mixture of different land uses within the one location, ultimately creating a vibrant and active 'community heart' for the Centre of Burwood, with improved streetscapes and the provision of new high quality public open spaces.
To provide a pedestrian-friendly public domain integrated with contemporary retail offerings.	As outlined in the indicative concept, the PP is capable of providing a wide range of unique retail offerings within the site including restaurants, cafes and fresh-food markets.
To address demand for high-quality housing close to transport and amenities.	The PP is able to deliver new high quality residential apartments in a centrally located position and in close proximity to existing public infrastructure and existing jobs and services.

## 4.2 Relationship to Strategic Planning Framework

### 4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

'A Plan for Growing Sydney' (the Sydney metropolitan strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' is outlined in the below table.

Table 7: Consistency with 'A Plan for Growing Sydney'

Direction	Response
<b>GOAL 1: A competitive economy with world-class services and transport</b>	
Direction 1.1: Grow a more internationally competitive Sydney CBD	<p>Given the subject site's location, in close proximity to the Sydney CBD, the proposal has the potential to reinforce the city's role as a world class international city.</p> <p>By providing additional housing in this location, the proposal will allow future occupants to visit the city by public transportation to access employment opportunities, retail services and cultural and arts festivities.</p>
Direction 1.2 Grow a greater Parramatta - Sydney second CBD	<p>Given the site's location, in close proximity to the Parramatta CBD, the proposal has the potential to grow and establish Parramatta as Sydney's official second CBD.</p> <p>Providing additional housing in this location will make other land uses within Parramatta such as office space more competitive. This will potentially, as a result, fuel greater activity within the greater Parramatta region.</p>
Direction 1.7 Grow Strategic Centres – providing more jobs closer to homes	<p>Burwood has been classified as a 'Strategic Centre'. This is due not only because of its unique location and diverse range of land uses but also given its capability to accommodate additional development potential. This includes providing additional jobs closer to homes.</p> <p>This proposal will include approximately 48,410 sqm of non-residential floor space, including retail and commercial land uses. This equates to approximately 3,150 jobs (direct and indirect).</p> <p>An additional 1,400 (indirect and direct) jobs will also be generated as a result of the proposed development's construction phase.</p> <p>This will result in providing a variety of additional job opportunities to the existing and future residents, allowing workers to live in close proximity to where they reside.</p>
<b>GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles</b>	
Direction 2.1 Accelerate housing supply across	The proposed development is capable of immediately providing an increase in the supply and housing choice

Sydney	<p>in a high demand area of Sydney. A total of approximately 1,050 apartments can be provided from this redevelopment.</p> <p>Affordable housing may also be dedicated to Council or a community housing provider. It is proposed, subject to further discussions with Council that up to 3% of the total residential GFA be dedicated for long term rental housing. This will ensure sufficient residential accommodation is provided for valuable key workers, who are required to support the retail and commercial land uses within the Centre.</p>
<p>Direction 2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs</p>	<p>The site is located in the 'Strategic Centre' of Burwood. The site's existing buildings are ageing and are well positioned to accommodate an urban renewal development which may also act as a catalyst for further urban renewal on other sites within the Burwood Town Centre.</p> <p>The location is highly accessible to other centres where employment land uses are provided as the subject site is within walking distance to public transportation.</p> <p>The proposed development will also provide a significant amount of employment generating land uses which will allow residents to live in close proximity to jobs.</p>
<p>Direction 2.3 Improve housing choice to suit different needs and lifestyles</p>	<p>The proposed development is capable of providing housing choice which will respond to the needs of the local community, and provide a mix of dwelling types to provide ageing in place and affordable housing. It will also consist of adaptable and accessible housing as well as housing for first home buyers, young families and the downsizing elderly.</p>
<p>GOAL 3: A great place to live with communities that are strong, healthy and well connected</p>	
<p>Direction 3.1 Revitalise Existing Suburbs</p>	<p>The existing buildings on the subject site presently consist of older retail and commercial buildings, which do not provide active streets or creative public spaces.</p> <p>This PP will improve the amenity and presentation of the streetscape by providing a high quality built form with a range of different land uses.</p> <p>It is envisaged that this PP will act as a catalyst for redevelopment investment in this section of the Burwood town centre, ultimately revitalising this suburb and locality.</p>
<p>Direction 3.3 Create healthy built environments</p>	<p>The subject site is highly accessible as it is within walking distance of train and bus services. It is also in close proximity to existing shops, jobs and public infrastructure such as the Burwood community library and the Burwood public school.</p> <p>The PP will improve the overall amenity of the area and will provide opportunities for people to walk and cycle which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well connected communities.</p>

<p><b>Central Subregion</b></p> <p>The subregion will continue to play a dominant role in the economic, social and cultural life of Sydney</p>	
<p><b>Priorities for Central Subregion</b></p> <p>Accelerate housing supply, choice and affordability and build great places to live.</p> <p>Work with Council to provide capacity for additional mixed-use development in Burwood including offices, retail services and housing.</p> <p>Investigate a potential light rail corridor from Parramatta to Strathfield/Burwood via Sydney Olympic Park.</p>	<p>The PP seeks to increase both the dwelling and employment capacity within the Burwood Town Centre, by providing jobs closer to homes and housing in close proximity to existing infrastructure and services.</p> <p>As previously mentioned, this site is one of the few remaining opportunity sites within the Burwood Town Centre. It presents a significant opportunity to increase and maximise the potential of the site offering a range of land uses in a centrally located and highly accessible location.</p> <p>The proposed concept plan reflects the most appropriate built form option whilst providing additional capacity for a range of different land uses such as housing, offices and retail services. Overall the proposal is considered a significant opportunity to increase capacity within the Burwood Town Centre and as outlined in later sections of this PP, the proposal does not result in any adverse impacts to the surrounding environment.</p> <p>The PP has the potential to provide a mixed use development in relatively close proximity to the potential light rail route. The proposal is capable of maximising patronage and usage of this infrastructure if it does come to fruition, and will improve the site's connectivity and accessibility along this corridor and to the Parramatta CBD. It is noted that this development is not reliant on this infrastructure proceeding, as the site is already highly accessible, given its location opposite Burwood train station.</p>

The Department of Planning and Environment have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit.

In this respect, as outlined in the below summary table, there can be no doubt that this site, due to its position in Metropolitan Sydney, its classification as a 'Strategic Centre' and its location adjacent to a major bus and train interchange, has strategic merit and is consistent with the objectives and directions of 'A Plan for Growing Sydney'.

Table 8: DPE's Assessment Criteria

Does the proposal have strategic merit? Is it:	
<p>Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or</p>	<p>As outlined previously in this report the District Plans have yet to be released.</p> <p>There are no other corridor/precinct strategies applicable to the site.</p>

<p>corridor/precinct plans released for public comment;</p>	
<p>Consistent with the relevant local council strategy that has been endorsed by the Department; or</p>	<p>There are no local council strategies, that we are aware of, that have been endorsed by DPE.</p>
<p>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.</p>	<p><b>Infrastructure</b></p> <p>There is significant infrastructure investment occurring within the vicinity of the subject site, including the construction of the Westconnex and the Parramatta Light Rail.</p> <p>This PP has the potential to maximise the usage of this new infrastructure, in addition to existing infrastructure such as the Burwood train and bus interchange, directly opposite the site.</p> <p>As outlined previously in this report, this PP also responds to changing demographics.</p> <p><b>Local Environmental Plans</b></p> <p>The preparation of the Burwood Local Environmental Plan (Burwood Town Centre) (BTCLEP) 2010 commenced in 2006 by the Burwood Town Centre Planning Panel. It was prepared in order to cater for the growth as outlined in a previous Metropolitan Strategy. This LEP was gazetted in 2010.</p> <p>In 2012 this LEP was translated into the Standard Instrument and amalgamated into the Burwood Local Environmental Plan 2012 (BLEP).</p> <p>Therefore, the BTCLEP (which was amalgamated into the BLEP in 2012) is nearly 11 years old when its preparation commenced and nearly 7 years old from the date of initial gazettal.</p> <p><b>Changing Demographics</b></p> <p>'A Plan for Growing Sydney' and the 2016 population and dwelling projections were released after the gazettal of the BTCLEP and the district plans are currently under review.</p> <p>The new district plans are expected, once released, to outline significant increases in employment and housing targets.</p> <p>In order to accommodate this significant increase in population, DPE's dwelling projections anticipate Burwood will need to accommodate at least an additional 7,400 dwellings by 2031 (370 dwellings per year).</p> <p>According to the DPE's MDP, on average per year, Burwood has 229 dwellings constructed. This is not sufficient in order to accommodate the expected increase in population, as an additional 141 dwelling per year are required.</p> <p>The Centre is also expected to accommodate additional jobs, in order to provide employment opportunities to the district population, which is expected to significantly increase. This is supported by statistics from the BTS which forecast the number of jobs within the Centre to increase by approximately 3,000 jobs by 2031.</p> <p>As the planning controls applicable to the Town Centre are more than 5 years old, a review of planning controls is therefore required in order to ensure the Town Centre and the LGA can accommodate the forecast growth.</p> <p>This PP is capable of significantly assisting the Centre in</p>



	accommodating this growth by providing approximately <b>1,050 apartments</b> and approximately <b>3,150 (direct and indirect) jobs</b> .
<b>Does the proposal have site-specific merit, having regard to the following:</b>	
The natural environment (including known significant values, resources or hazards),	The PP is located within an existing urban environment and is not subject to environmental constraints.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	<p>There is a significant amount of development occurring surrounding the subject site.</p> <p>As outlined in the Urban Design Report at Appendix 1:</p> <ul style="list-style-type: none"> <li>- All single dwellings south of the proposed development received 3 hours or more sunlight between 9am - 3pm during the winter solstice; and</li> <li>- 70% of apartment south of the proposed development receive 2 hours or more sunlight between 9am-3pm during the winter solstice, similar to a complying scheme.</li> </ul> <p>The PP has taken into consideration its surrounding context. It will not adversely impact any surrounding development (existing or proposed), rather it has the potential to act as a catalyst to promote additional urban renewal development.</p> <p>Carefully consideration has also been given to the use of Council's land, to the west of the site. Appropriate setbacks and heights, to the satisfaction of Council, have been incorporated. These controls have been implemented to ensure it does not limit the development potential of Council's land.</p>
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	<p>As outlined in the Urban Design Report at Appendix 1, there is sufficient infrastructure available to accommodate the proposed development.</p> <p>This PP, also proposes a range of community, social and transport infrastructure upgrades. If these upgrades are implemented it has the potential to not only accommodate the development but also improve the amenity and traffic conditions within the town centre.</p> <p>This is further discussed in the Urban Design Report at Appendix 1.</p>

#### 4.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan?

Burwood 2030 aims to ensure the diversity and prosperity of Burwood is embraced and celebrated into the future. It is the community's 20-year plan which will provide a blueprint for Council's activities and set clear directions for the future of Burwood. The plan outlines the community's vision and aspirations for the area into the future. The community, council, state and federal governments and other organisations all have responsibilities to implement and deliver on the strategies outlined in this plan and the success of the plan will rely on collaborative partnerships between the community and these organisations.

Table 9: Consistency with Burwood 2030

Strategic Goal	Comment
1.1 A safe community for residents, workers and visitors	The proposal will provide an attractive built form, vibrant streetscapes and unique public spaces, with the use of

	<p>high quality building materials and creative architectural designs.</p> <p>It will also ensure any future built form will assist in providing a safe and community friendly environment.</p>
1.5 A sense of community pride	<p>The site currently consists of ageing buildings. The development will promote urban renewal whilst not detracting from the heritage significance of the area. This will be a positive contribution to the streetscape, ultimately improving the local amenity and make the area an attractive place for people to live, work and/or visit.</p>
3.1 Maintain and enhance open green spaces and streetscapes	<p>The proposal will improve the surrounding streetscape with the incorporation of active street frontages and creative and inviting public domain spaces.</p>
3.3 Educate the community on sustainable practices	<p>This development has the potential to include the latest ecological sustainable design principles.</p> <p>This will ultimately result in a development with a minimal ecological footprint and will encourage and lead the way for other similar developments to take place.</p>
4.1 Effective traffic management and adequate parking provision	<p>This development will include the principles of Transit Oriented Development, encouraging occupants to use public transportation options.</p> <p>The development will however include sufficient parking to accommodate and satisfy Council's requirements.</p>
4.4 Encourage active and healthy lives	<p>The PP encourages alternative modes of transportation such as public transportation, walking and cycling, which promote healthy, active and sustainable lifestyles.</p>
4.5 Vibrant and clean streetscape	<p>The proposal will include a high quality architectural design with aesthetically appealing buildings. This will improve the current area, with an attractive built form and active streetscape.</p>
5.1 Support and manage Burwood's major centre status	<p>The proposed development will reinforce Burwood's role as a 'Strategic Centre', with the incorporation of mixed use buildings, providing a range of different land uses such as residential, retail and commercial.</p> <p>This will strengthen the function of the town centre, making it an attractive location to live, work and visit.</p>
5.2 Support small business	<p>The redevelopment of the site will include a range of commercial and retail spaces, encouraging a variety of businesses to establish within the Burwood Town Centre.</p>

#### 4.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

Table 10: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable

14.Coastal Wetlands	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
55.Remediation of Land	Yes	<p>The PP will not contain provisions that will contradict or would hinder the application of this SEPP.</p> <p>A contamination report has been prepared and accompanies this PP. The report concludes that the site can be made suitable for the proposed development once certain recommendations have been implemented.</p>
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	N/A	Not applicable
65.Design Quality of Residential Flat Development	Yes	<p>The PP will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Analysis investigates the implications for realising the design quality principles in the SEPP and demonstrates an appropriate concept built form on the site. Any future DA to be submitted to Council for this site will demonstrate the development satisfies the requirements of this SEPP.</p>
70.Affordable Housing (Revised Schemes)	<b>Yes</b>	<p>The PP has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality.</p>

		Affordable housing may also be dedicated to a local housing provider. It is proposed to dedicated up to 3% of the total residential GFA for affordable housing, this will ensure there is sufficient long term rental housing for the accommodation of key workers, which is required to support the retail and commercial land uses within the centre.
71.Coastal Protection	N/A	Not applicable
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Exempt and Complying Development Codes)	N/A	Not applicable

2008		
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The PP has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality. Affordable housing may also be dedicated to a local housing provider. It is proposed to dedicated up to 3% of the total residential GFA for affordable housing, this will ensure there is sufficient long term rental housing for the accommodation of key workers, which is required to support the retail and commercial land uses within the centre.
SEPP (Integration and Repeals) 2016	N/A	Not applicable
SEPP (State Significant Precincts) 2005	N/A	Not applicable

#### 4.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

Table 11: Consistency with S117 Ministerial Directions

Direction Title	Consistency	Comment
<b>Employment and Resources</b>		
1.1 Business and Industrial Zones	<b>Yes</b>	<p>The site's existing buildings provide approximately 28,250 sqm of non-residential GFA.</p> <p>The PP provides a net increase in employment floor space by providing a minimum of 48,410 sqm of non-residential GFA.</p> <p>The PP promotes population and employment growth in this highly connected and accessible location, which offers numerous retail and employment services and opportunities.</p> <p>It will also allow residents to live in close proximity to existing employment. This will allow people to use public transport to access jobs without the need of travelling large distances.</p>



		An Economic Impact Assessment (Appendix L) has been prepared which supports and provides justification for the proposed LEP amendments.
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
<b>Environment and Heritage</b>		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	<p>A Heritage Assessment/ Heritage Impact Statement has been prepared by Tropman &amp; Tropman Architects and accompanies this PP. The subject site is not a heritage item, however several heritage items are located in the vicinity.</p> <p>Slender towers are proposed and there is adequate separation distance between the proposed towers which are able to provide adequate levels of amenity to the surrounding environment without detracting from the heritage significant of the locality.</p> <p>The report also concludes that due to the high amount of development occurring within the town centre, any potential shadow impacts resulting from the proposed development, is considered generally acceptable.</p> <p>The subject development, as outlined in the heritage report, is considered appropriate and will not detract from the heritage significance of the area.</p>
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
<b>Housing, Infrastructure and Urban Development</b>		
3.1 Residential zones	<b>Yes</b>	The PP encourages a variety and choice of housing types, whilst making efficient use of existing infrastructure and services. The subject site is located within a high density mixed use area. The PP will encourage urban renewal within this established suburb by providing an appropriate built form whilst minimising the

		<p>impact of the development on the environment.</p> <p>The introduction of extra dwellings on the site satisfies the criteria of the 'A Plan for Growing Sydney' and the District Plans, which once released, are expected to include increased housing targets for the LGA. This approach provides a suitable yield of residential density of the subject site by providing housing choice in an appropriate location, supporting the growth of the Burwood Town Centre, and utilising existing infrastructure for renewal of the urban development of the precinct.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	<b>Yes</b>	The PP will enable a mixed use development in close proximity to jobs and services. This will ultimately encourage alternative modes of transport such as walking, cycling and the use of public transport.
3.5 Development Near Licensed Aerodromes	Yes	The site is not located in close proximity to any airports. However, as the PP is proposing to increase the building height controls an Aeronautical Assessment has been prepared and accompanies this PP. As outlined in this report, "there appears to be no impediment to the Department of Infrastructure and Regional Development approving the development of the site as revised". The proposed heights are therefore considered appropriate from an aviation perspective.
3.6 Shooting Ranges	N/A	Not applicable
<b>Hazard and Risk</b>		
4.1 Acid sulphate soils	N/A	A contamination report has been prepared and accompanies this PP. The site is located on Class 5 Acid sulphate soils and is not within 500 metres of any Class 1, 2, 3 or 4 land. Based on published 1:25,000 Acid Sulfate Soil Risk mapping data (1994-1998), the site is not located in an area with a probability of acid sulphate soil occurrence. Accordingly, Direction 4.1 is not applicable.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within an identified flood prone area. Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.

<b>Regional Planning</b>		
5.1 Implementation of Regional Strategies	N/A	Not Applicable. No regional strategies apply to the subject site.
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	Not applicable
5.6 Sydney to Canberra Corridor	N/A	Not applicable
5.7 Central Coast	N/A	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable. As with Direction 3.5, an Aeronautical Assessment has been prepared which confirms that the site is suitable from an aviation perspective.
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
<b>Local Plan Making</b>		
6.1 Approval and Referral Requirements	<b>Yes</b>	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	<b>Yes</b>	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	<b>Yes</b>	The PP will be consistent with this Ministerial Direction.
<b>Metropolitan Planning</b>		
7.1 Implementation of the Metropolitan Plan for Sydney	<b>Yes</b>	Refer to Table 9 of the PP for detail.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	Not applicable

## 4.3 Environmental, Social and Economic Impact

### 4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposed development is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats

### 4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

In order to determine the suitability of the site for the subject development, the PP is supported by the following studies and assessments:

- Aeronautical Impact Assessment by Ambidji;
- Preliminary Contamination Investigation by Douglas Partners;
- Strategic Transport Planning Assessment by Aecom;
- Heritage Impact Assessment by Tropman & Tropman Architects;
- Transport Impact Statement by Colston Budd Hunt & Kafes;
- Stormwater - Service and Overland Flow by Hyder;
- Visual Impact Assessment by Architectus;
- Retail Masterplan by Bonnefin and Associates;
- Traffic Impact Assessment by Road Delay Solutions; and
- Economic Assessment by AEC Group.

A summary of the main findings from these assessments has been provided within the Urban Design Analysis by Architectus and Cox Architecture at Appendix 1.

These reports and assessment confirm the site's suitability and site specific merit to accommodate the proposed development.

### 4.3.3 Has the planning proposal adequately addressed any social and economic effects?

The proposed development contributes to the continued social and economic growth of the area by increasing choice, convenience and amenity of retail development in the area.

The proposed concept plan allows for approximately 48,410 sqm of retail and commercial floorspace, equating to approximately 1,950 direct full time jobs. This has been informed by detailed retail and economic investigations including:

- Retail Masterplan by Bonnefin Property; and
- Economic Assessment by AEC Group.

#### **Positive Impact on the Local Economy**

The proposed development will result in numerous positive economic benefits to the local Burwood economy. It will provide approximately 15,100 sqm of contemporary commercial floor space and approximately 28,500 sqm of retail floor space. This will provide a substantial amount of jobs to local residents and will also encourage a greater variety of businesses to establish within the town centre such as supermarkets, fresh food markets, cinemas and speciality retail stores.

The proposed development is capable of providing a significant investment for Burwood, injecting \$361.8 M as a direct result of the development and a further \$322.5 M from indirect (flow-on) impacts.

The PP will also assist in providing more jobs for local residents, by providing a total of approximately 1,950 direct full-time jobs once the development is complete. An additional 1,200 (approximate) full time jobs will also be created as a result of indirect impacts.

The proposal represents a significant investment for the Burwood economy, which will provide significant economic benefits not only during the operational phase but also during the development's construction phase, including:

- Direct injection of an estimated \$264.9 M into local businesses during construction, which will support around \$322.5 M in Gross Value Added (GVA);
- Generate an approximately 1,400 direct and indirect jobs as a result of the construction phase of the development;

A significant amount of housing (approximately 1,050 apartments) will also be provided as a result of this development. This will not only assist in increasing the volume of housing supply in this high demand and centrally located area of Sydney, but it will also assist in providing residential accommodation for the significant population increase projected for Burwood.

#### **Potential Social and Economic Benefits:**

This PP is capable of providing a diverse range of public benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader subregional community. Specifically, this will include the following:

- **Employment** - the development includes a significant amount of commercial and retail floor space (approximately 48,410 sqm equating to approximately 3,150 indirect and direct jobs) in the heart of the Burwood Town Centre, where existing residential apartments are currently located.

This will specifically include:

- Replacing the existing shopping centre with a new high quality shopping destination, offering the broader subregional population with a range of retail services including supermarkets, cinemas and homewares retail shops.
- Commercial office floor space (approximately 15,100 sqm) - given the site's central location, the development provides an opportunity to create a new office hub for the district. The proposal will reflect the needs of the local commercial market, by offering open planned modern office spaces. This has the potential to attract a range of high profile businesses to the Burwood Local Government Area.
- Hotel - there is a currently a lack of supply in hotel accommodation within the Burwood Town Centre. This PP is able to provide a 100 hotel facility which could be run by a 4-star operator.

The proposed retail and office floor space is capable of attracting both small start-up companies and large established enterprises and government departments to the centre, boosting the local economy whilst providing a range of different employment opportunities for the local community.

The redevelopment will also increase employment opportunities during the construction phase of the development, generating approximately 1,400 jobs (indirect and direct full time jobs).

- **Housing:** this proposal will provide approximately 1,050 apartments which will contribute to district and local housing targets for the area (expected to be revised in the new District Plans to be released in late 2016). The dwelling types and sizes will respond to the needs of the local community, and provide a mix of forms to provide ageing in place, affordable housing, and adaptable and accessible housing. It will also provide opportunities for first home buyers, young families and the downsizing elderly, providing a range of housing options in a high demand and centrally located area of Sydney, in close proximity to public transportation and services.

One of the many benefits proposed as part of this development, is the dedication of affordable housing to either Council or a local housing provider. Subject to further discussions, it is proposed to dedicate up to 3% of the development's total residential GFA for this purpose. This will assist in combating Sydney's affordable housing crisis, by ensuring there is sufficient reserved housing stock, in high demand areas of Sydney, for long term rental accommodation for key workers. Key workers are required, especially within the Burwood Town Centre, to ensure there are sufficient local skills and resources for the ongoing operation of the Centre's businesses.

- **Improved streetscape:** this PP benefits the greater locality by providing public domain improvements located both within and around the site which will improve the overall social cohesion of the centre and community.

Subject to further discussions, the proponent is also considering purchasing land in other areas of the town centre and dedicating such land for the use as a public plaza or park.

The proposal will also allow for the site's existing ageing buildings to be redesigned reinvigorating the presentation of the streetscape. More notably, the redevelopment of the ground floor benefits the local community by creating a positive sense of delineation between the public and private domains to provide an active and engaging space for pedestrians.

- **Sustainable living:** the proposed development is able to incorporate the principles of a Transit Oriented Development. A cluster of high density land uses is proposed in this centrally located area. This will enable people to work and live within the one area, reducing the need for people to travel large distances.

This will assist in implementing the principles of 'place making' which is a form of co-location. It not only involves the co-location of services in a multipurpose development but involves greater integration of a variety of people attracting uses.

This will ultimately encourage alternative modes of transportation such as walking and cycling whilst increasing bus and train patronage.

- **A master-planned approach:** given the large size of the site, this redevelopment presents an infrequent opportunity to develop a concept plan cohesive with the existing surrounding built form. It includes appropriate building layouts, mixture of different land uses, public open space and pedestrian links and thoroughfares.

As a result, the proponent is welcoming the opportunity to work with Council and the community to ensure this development incorporates and satisfies the needs of the community, by providing adequate public and community infrastructure to improve the overall amenity of the centre.

Given the site's high profile location, the development will also demonstrate the principles of design excellence by providing a high quality landmark and design outcome for the Burwood Town Centre.

The development has also taken into consideration the high level of development activity expected to take place within the Centre in the medium to long term. Several development sites are located in the vicinity of the proposal. Due to careful design technique and appropriate architectural strategies, the proposal will not restrict or limit the potential redevelopment of any neighbouring sites. As outlined in previous sections of this PP, specific consideration has been taken into account to ensure the proposal does not shadow any neighbouring sites and sufficient traffic arrangements are in place for the Centre to develop in a sustainable and non-restrictive manner.

- **Access and Transport:** this proposal has the potential to improve access and pedestrian links within the Centre. Subject to further discussions and investigations, this may include a public plaza connecting the site with the train station, a commuter car park, bus interchange upgrades, land dedication for an additional bus lane along Railway Parade and further road improvements surrounding the site. This will



significantly improve access and transport for not only the proposed development but also the existing Burwood community.

- **Community Infrastructure:** the needs of a community change over time. It is therefore important to plan for services and facilities which have the potential to more efficiently address and cater for the increasingly diverse needs of the local community.

This PP, given the size of the subject site, is capable of providing a 'community hub', incorporating a variety of quality 'place making' community buildings and facilities.

A 'community hub' is a hive of related activities and services required to meet the day-to-day needs of the local community. This is an important contributor to the sense of a community experienced by residents and occupants.

As previously mentioned this development is capable of significantly improving the local area with a range of different public benefits. Additionally, the below, subject to further discussions with Council and the community, may also be proposed:

- Community Centre/ Child Care/ Learning Centre;
- Option for Council Chambers and offices to be part of the new office building or podium adjacent to Council land; and
- Performing arts theatre with a capacity of up to 500 seats to be dedicated to Council.

Subject to further discussions with Council, the proponent is willing to commit to the above public benefits and infrastructure through the provision of a Voluntary Planning Agreement (VPA). This will ensure these valuable public benefits will be directly provided to the local community.

Accordingly, it is considered that this PP will have a dramatic positive effect on the local economy and community.

## 4.4 State and Commonwealth Interests

### 4.4.1 Is there adequate public infrastructure for the planning proposal?

As outlined in the Urban Design Analysis by Architectus and Cox Architecture at Appendix 1 and the Preliminary Civil Investigations at Appendix H, the existing public infrastructure available surrounding the site is capable of accommodating the demand generated by this PP.

Several key infrastructure projects are currently under construction or are currently being assessed. These projects will further strengthen the site's accessibility and connectivity with the entire Sydney Metropolitan Region.

#### **Infrastructure Improvements**

The redevelopment of this site has the potential to improve the traffic conditions of the immediate locality. Several improvements to the access and transport infrastructure are also capable of being provided as a result of this PP. These specifically could include:

- Commuter car park: as part of the redevelopment, provide a commuter car park for commuters to park and ride, encouraging sustainable forms of travel and increasing train patronage;
- Bus interchange upgrade on Railway Parade;
- Railway Parade conversion to main street environment on the southern side with an additional bus lane and dedicated 5 metre footpath;
- Additional upgrade of east-west lane on southern edge of the site; and
- East-west through-link on Murrays Arcade alignment.

### 4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

At this first iteration of this PP, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Minister for Planning and Environment.

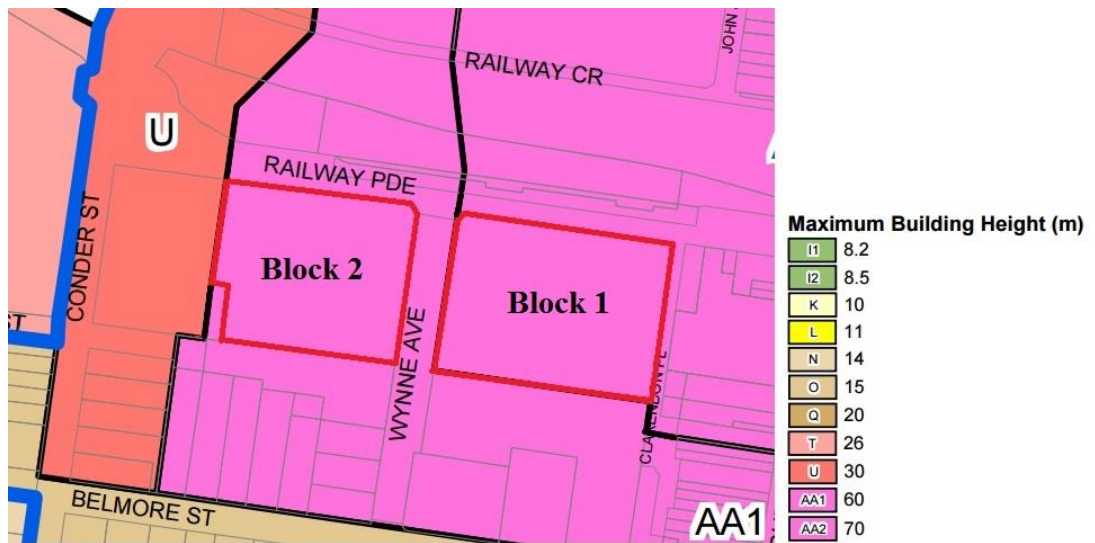
## 5. Mapping

The following amendments are proposed to the Burwood Local Environmental Plan 2012.

- Amending the building height from 60 metres and 70 metres to **107 metres** and **144 metres**;
- Amending the floor space ratio from 4.5:1 and 6:1 to **9.9:1**;
- Amending the maximum residential floor space from 2:1 and 3:1 to **6.53:1**; and
- Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP.

As previously discussed, in order to implement the above controls, the use of a 'Part 6 - Additional local provision' is our preferred mechanism. As a result, only one mapping change is proposed, as outlined below.

This map should be read in conjunction with the proposed LEP 'Part 6 - Additional local provision', provided earlier in this report.



## 6. Community Consultation

This proponent, given the PP's potential to transform the Burwood Town Centre, is willing to assist Council and undertake significant community consultation (at least 28 days) post Gateway, if required, to ensure all matters and concerns the Council or the community may have, are adequately and thoroughly addressed.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Burwood Council's website. The written notice will: -

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Secretary of Planning and Environment;
- The Gateway determination; and
- Any studies relied upon by the PP.

## 7. Project Timeline

The timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the PP will be finalised within a reasonable time.

Table 12: Indicative project timeline

Step	Indicative Timeframe
Anticipated commencement date	Date of Gateway determination
Anticipated timeframe for the completion of required technical information	Not applicable. Technical analysis have already been commissioned to support the PP.
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway determination)	As specified in the Gateway determination. Anticipated timeframe is to run concurrently with the public exhibition period.
Commencement and completion dates for public exhibition period.	Dates are dependent on the date of the Gateway determination. The proponent is willing to undertake extensive consultation with both the Council and the community to ensure all matters and concerns are adequately addressed in an appropriate timeframe.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	To be determined by Council.
Timeframe for the consideration of proposal post exhibition	To be determined by Council
Date of submission to the Department to finalise the LEP	Not known
Anticipated date RPA will make the plan (if delegated)	Not known
Anticipated date RPA will forward to the Department for notification	Not known

## 8. Conclusion

### Statutory Planning Issues

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning and Environment including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

It sets out the justification for the proposed rezoning of the subject site at 42-50 and 52-60 Railway Parade, Burwood to allow for a high density mixed use development. The current B4 Zoning currently permits mixed uses, however to enable a viable urban renewal development the following amendments are proposed:

- Amending the building height from 60 metres and 70 metres to **107 metres** and **144 metres**;
- Amending the floor space ratio from 4.5:1 and 6:1 to **9.9:1**; and
- Amending the maximum residential floor space from 2:1 and 3:1 to **6.53:1**; and
- Introduce a savings provision for the site to allow for a Development Application to be assessed concurrently with the PP.

It is proposed to implement these amendments with the introduction of a 'Part 6 - Additional local provision' for the site.

We are however willing to discuss the proposed LEP amendment with both Council and the Department of Planning and Environment to ensure the most appropriate LEP mechanism has been selected to implement the proposed amendments.

The concept design prepared and accompanying this PP, has been informed by a range of specialist investigations. These studies have outlined that the subject site is capable of accommodating the proposed development without posing any adverse impacts to the surrounding environment.

### Positive Impact on the Local Economy

The proposed development will result in numerous positive economic benefits to the local Burwood economy. The table below, summaries the net direct and indirect economic benefits which could be produced from the proposal.

	Proposal	Increase from Existing
<b>Direct Impact</b>		
Output (\$M)	\$361.8	\$71.9
Contribution to DGP (\$M)	\$204.5	\$43.3
Income and Salaries to Local Workers (\$M)	\$124.6	\$26.9
Employment (Full Time)	1,951	585
<b>Indirect Impact</b>		
Output (\$M)	\$322.5	\$55.3
Contribution to DGP (\$M)	\$182.5	\$31.5
Income and Salaries to Local Workers (\$M)	\$90.4	\$14.2
Employment (Full Time)	1,196	200

As the existing buildings on the subject site comprise of substantial retail and commercial buildings, increased residential densities are required to cross-subsidise the redevelopment and to ensure a significant amount of additional commercial floor space can be provided.

The proposal is of a sufficient scale to facilitate this urban renewal development and to provide the outlined benefits to the local economy. The strength of the economy is paramount to enable this redevelopment to be achieved, therefore timing of this proposal is critical in order to guarantee the delivery of this project.

### **Public Benefits**

The Planning Proposal is capable of providing the following benefits to the community:

- Provide high quality residential accommodation in a high demand area of Sydney close to transport, shops and other amenities (approximately 1,050 apartments);
- Provide a variety of jobs closer to existing homes (approximately 3,150 direct and indirect jobs), and 1,400 indirect and direct jobs during the development's construction phase);
- The proposal will act as a catalyst for urban renewal in this established suburb;
- Provide a landmark development for Burwood, demonstrating world-class design excellence;
- Creating a vibrant, engaging and active streetscape through the provision of improved public spaces and active street frontages; and
- Encouraging sustainable development by incorporating the principles of a Transit Orientated Development.

Subject to further discussions with Council, the proponent will commit to the inclusion of suitable community infrastructure and dedicated affordable housing for long term rental accommodation, the details of which will be confirmed with Council and formalised in a VPA. These works have the potential to create a vital and vibrant community hub within the Centre.

### **Summation**

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes. The PP is considered suitable and appropriate as it:

- Is consistent with the principles of Council's community strategic policies;
- Is consistent with the new Metro Strategy, 'A Plan for Growing Sydney';
- Is consistent and complies with the strategic planning test outlined in DPE's 'A Guide to preparing planning proposals';
- Is consistent with the relevant Ministerial Directions under Section 117 of the Act; and
- Does not pose any adverse environmental or social impacts to the surrounding community.

This PP sets out a carefully-planned framework designed to achieve the redevelopment of one of the key sites in Burwood. It provides the opportunity to create an exciting new community heart and meeting place for both local residents and visitors. It is designed to stimulate the local economy and provide much-needed quality housing close to transport, shops and other key amenities.

In summary there is a sound planning basis and strategic planning merit to support the zoning of the site as promoted by this PP. We therefore request that Council forwards this PP to the Department of Planning and Environment for a Gateway determination, in accordance with the Council resolution dated 24 May 2016.