

Ref: PP2018/0003

08 July 2020

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Robert Drew,

Subject: PP2018/0003 - 160 Burwood Road, Concord

On 19 May 2020 Council resolved to submit the Planning Proposal for PP2018/0003 - 160 Burwood Road, Concord to the Department of Planning and Environment for a Gateway determination.

The Planning Proposal (PP) relates to the above address which seeks to amend the Canada Bay Local Environmental Plan to:

- Rezone the subject site from IN1 General Industrial zone to part B1 Neighbourhood Centre, part R3 Medium Density Residential, and part RE1 Public Recreation;
- Increase the maximum height of buildings from 12m to a range of heights up to 21m.
- Increase the maximum FSR applicable across the whole of the site from 1:1 to 1.25:1
- Apply a Foreshore Building Line to the portion of the site proposed to be zoned RE1 Public Recreation;
- Introduce a development standard for the site which sets out a minimum provision of 10,000m² GFA for non-residential uses, of which a minimum 3,000m² GFA shall be light industrial uses.
- Amend Schedule 1 Additional Permitted Uses to permit "Commercial premises" within the portion of the site proposed to be zoned R3 Medium Density Residential;
- List the Former Bushells Factory Building as an item of Local Heritage in Schedule 5 Environmental Heritage;

Council also seeks the Departments consideration under the provisions of section 23 of the Act to allow Council to finalise the proposed changes to the LEP and it is requested that the Department allow 12 months for Council to finalise the Planning Proposal.

Please find attached a copy of the Planning Proposal and the following supplementary information.

Should you have any questions in relation to this matter or require further information, please contact, Karen Lettice, Strategic Planner on 9911 6410.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Dewar'.

Paul Dewar
Manager, Strategic Planning