

Joint Regional Planning Panel – Pre-Gateway Review

The Sydney East Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	3 August 2016
Dept. Ref. No:	PGR_2015_BURWO_001_00
LGA:	Burwood
LEP to be Amended:	Burwood LEP 2015
Address / Location:	Southern Side of Cooper Street, Strathfield
Proposed Instrument:	Burwood LEP 2015
Panel Chair:	John Roseth
Panel Members:	Sue Francis, Julie Savet Ward and Tony Doueihy

Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

The JRPP has considered the Department of Planning and Environment's briefing note, as well as the views of the Council and of the proponent and is familiar with the site..

The panel has considered the revised planning proposal which the panel, at its meeting on the 3rd of February 2015, has requested to see before exhibition. The panel is satisfied with the planning proposal proceeding to exhibition subject to:

1. The Floor Space Ratio (FSR) and Height of Building (HOB) proposed as basic controls, without the bonus FSR and HOB proposed for area B-9 as heritage incentives
2. No heritage incentive controls to be included (reason: these would work only if the whole site were in single ownership which is not the case)

3. Based on the independent heritage study the panel agrees to the exhibited draft LEP de-listing 18A Cooper St as a heritage item

Endorsed by

A handwritten signature in dark ink, appearing to read 'John Roseth'. The signature is fluid and cursive, with the first name 'John' and last name 'Roseth' clearly distinguishable.

John Roseth

Chair

Sydney East Joint Regional Planning Panel

3 August 2016