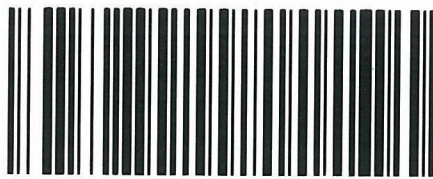


Burwood Council

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PCU068111

Mr Marcus Ray
Deputy Secretary Planning Services
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

TRIM No: 16/53078
9 November 2016

Dear Mr Ray

PLANNING PROPOSAL SOUTHERN SIDE OF COOPER STREET STRATHFIELD

The Joint Regional Planning Panel (JRPP) undertook a Pre-Gateway Review on 3 August 2016 in respect to the abovementioned Planning Proposal.

The Panel resolved that the Planning Proposal proceed subject to specific changes. The proponent for the Planning Proposal has submitted to Council an Addendum to the Planning Proposal which reflects the changes sought by the JRPP.

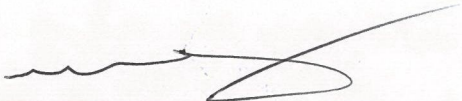
Council is the Relevant Planning Authority (RPA) for this matter. As such, Council requests that the Department provide a Gateway Determination pursuant to Clause 56 of the Environmental Planning and Assessment Act 1979.

Council does not seek delegation to make the plan pursuant to Section 23 of the Act.

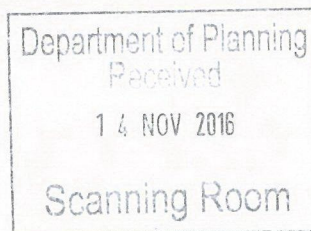
Please find enclosed the Planning Proposal, Addendum and other supporting documentation provided in hardcopy and on disc.

Should you wish to discuss this matter further, please contact Council's Manager Strategic Planning, Ms Diwei Luo, on 9911 9928.

Yours sincerely


MICHAEL MCMAHON
General Manager

enc



If you require information in other languages, please contact Burwood Council on 9911 9911. Staff will be able to organise an interpreter for you. Alternatively, you can contact the Telephone Interpreter Service directly on 131 450 (free service) and ask them to call Burwood Council on 9911 9911 on your behalf.

ARABIC

تحتوي هذه الرسالة على معلومات مهمة. إذا كنتم غير قائلين على فهم محتواها، يرجى الإتصال بالبلدية على الرقم 9911 9911. يستطيع موظفو البلدية ترتيب مساعدة مترجم شفهي. أو يمكنكم الإتصال بخدمة الترجمة الهاتفية على الرقم 131 450 (هذه الخدمة مجانية) والطلب منهم الإتصال بالبلدية نيابة عنكم على الرقم 9911 9911.

CHINESE

本信所含信息十分重要。如果您不能閱讀、或無法理解其內容，請與市政廳(Council)聯係，電話9911 9911。我們的工作人員可以為您安排口譯人員。您也可以與電話口譯服務部門聯係，聯係電話131 450 (免費服務)，讓他們代您和市政廳聯係。市政廳的聯係電話是9911 9911

CROATIAN

Ovo pismo sadrži važne informacije. Ako ga ne možete pročitati ili razumjeti, molimo nazovite općinu na 9911 9911. Osoblje Vam može organizirati pomoć tumača. Ili, možete nazvati Telefonsku službu tumača (Telephone Interpreter Service) na 131 450 (usluge su besplatne) i zamoliti ih da u Vaše ime nazovu općinu.

GREEK

Η παρούσα επιστολή περιέχει σημαντικές πληροφορίες. Αν δε μπορείτε να τη διαβάσετε ή να καταλάβετε το περιεχόμενό της, παρακαλούμε να επικοινωνήσετε με το Δήμο του Burwood στο 9911 9911. Το προσωπικό μπορεί να κανονίσει για διερμηνέα. Αλλιώς μπορείτε να επικοινωνήσετε με την Τηλεφωνική Υπηρεσία Διερμηνέων στο 131 450 (αυτή είναι δωρεάν υπηρεσία) και να ζητήσετε να επικοινωνήσει με το Δήμο στο 9911 9911 εκ μέρους σας.

ITALIAN

Questa lettera contiene informazioni importanti. Se non siete in grado di leggere o capire il suo contenuto, contattate il Municipio di Burwood al numero 9911 9911. Il personale può organizzare un interprete. Alternativamente, potete contattare il servizio di interpretariato telefonico (Telephone Interpreter Service) al numero 131 450 (servizio gratuito) e chiedere loro di contattare il Municipio di Burwood al 9911 9911 per vostro conto.

KOREAN

이 편지에는 중요한 정보가 담겨져 있습니다. 만약 그 내용을 읽어 이해하지 못하신다면 전화 9911 9911를 걸어서서 버우드 카운실에 연락하십시오. 직원이 통역을 마련해드릴 수 있습니다. 아니면 131 450 (이 통화는 무료임)에 전화 하시어 전화 통역 서비스를 찾으시고 통역이 당신을 대신하여 9911 9911 번에 전화하도록 하십시오.

SPANISH

Esta carta contiene información importante. Si Ud no puede leer o entender su contenido, sírvase llamar a la Alcaldía en el número 9911 9911 y el personal de la Alcaldía organizará los servicios de un intérprete. Alternativamente, Ud puede contactar el Servicio Telefónico de Interpretación llamando al número 131 450 (este servicio es gratis) y solicitarles que llamen a la Alcaldía de parte suya, en el número 9911 9911.

RUSSIAN

Это письмо содержит важную информацию. Если вы не можете прочесть его или понять его содержание, пожалуйста свяжитесь с Бёрвудским Советом по телефону 9911 9911. Наши сотрудники предоставят Вам переводчика. Вы также можете связаться со Службой Телефонного Перевода по телефону 131 450 (это бесплатная услуга) и попросить их позвонить от Вашего имени в Совет по телефону 9911 9911.

TAMIL

இந்தக் கடிதம் முக்கியமான தகவல்களைக் கொண்டுள்ளது. இந்தத் தகவலை உங்களால் வாசித்து விவரமாக புரியவில்லையெனில் தயவு செய்து கவுன்சிலை 9911 9911 என்ற இலக்கத்தில் தொடர்பு கொள்ளவும். அதுவரை உங்களுக்கு வாங்குதல் விநியோகப்படுவதில்லை என்பது தெரிவிக்கப்படுகிறது. மாற்றியாக, நீங்கள், விநியோகப்படுவதில் இல்லாததை 131450 என்ற தொலைபேசி இலக்கத்தில் தொடர்பு கொள்ளலாம் (இது ஒரு இலவச சேவை). அவர்களை உங்கள் சமீபமாக கவுன்சிலுடன் 9911 9911 என்ற இலக்கத்தில் தொடர்பு கொள்ளுமாறு கேட்கவும்.

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 Doueih

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:

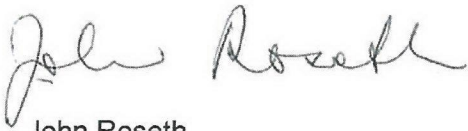
The JRPP has considered the Department of Planning and Environment's briefing note, as well as the views of the Council and of the proponent and is familiar with the site..

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 black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair
Sydney East Joint Regional Planning Panel
3 August 2016