



Planning Proposal

Heritage Conservation of Additional Properties

December 2016

A Planning Proposal is the first step in proposing amendments to Council's principle environmental planning instrument, known as the Burwood Local Environmental Plan (BLEP) 2012. A Planning Proposal explains the intended effect of the proposed amendment and also sets out the justification for making the change. The Planning Proposal is submitted to the NSW Department of Planning and Environment (DP&E) for its consideration, referred to as the Gateway Determination, and is also made available to the public as part of the community consultation process.

Part 1 – Objectives or Intended Outcomes

The Planning Proposal seeks to facilitate:

- § The heritage listing of six additional properties
- § The inclusion of three properties within an existing heritage conservation area
- § Updating of one existing heritage listing.

Part 2 – Explanation of the Provisions

The Planning Proposal seeks to facilitate the heritage listing of the following properties (identified as having local significance) under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012:

- § 16 Eurella Street, Burwood
- § 66 Lucas Road, Burwood
- § 18 Liverpool Road, Croydon
- § 185 Georges River Road, Croydon Park
- § 99 Burwood Road, Enfield
- § 109 Burwood Road, Enfield

The Planning Proposal further seeks to facilitate the inclusion of the following properties within the Appian Way Heritage Conservation Area (HCA) under Schedule 5:

- § 55 Liverpool Road, Burwood Heights
- § 59 Liverpool Road, Burwood Heights
- § 67 Liverpool Road, Burwood Heights

The Planning Proposal also seeks to revise the level of significance of the following property listed under Schedule 5:

- § Presbyterian Ladies' College (PLC), 1 Meta Street, Croydon on account of its inclusion on the State Heritage Register

In identifying additional properties in Schedule 5, the Heritage Conservation provisions under clause 5.10 of the BLEP would apply to the properties. It is proposed that Schedule 5 be amended as set out in Appendix 1.

The Heritage Map of the BLEP 2012 would be amended to include the abovementioned properties.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. *Is the planning proposal part of any strategic study or report?*

Yes. Heritage assessments have been carried out for each of the properties identified. In three cases, two separate independent heritage assessments were commissioned by Council. In two other instances, the assessments of State Government agencies form the basis for the listing or revision. The following table sets out the assessment undertaken and the date of Council's endorsement of a heritage designation for that property.

Property Address	Proposed Level of Significance	Heritage Assessment Undertaken	Date of Council Resolution
16 Eureka Street, Burwood	Local	§ Assessment of Potential Heritage Value undertaken by Colin Israel Heritage Advice in September 2016.	22 November 2016
66 Lucas Road, Burwood	Local	§ Preliminary Heritage Assessment undertaken by Surb Bhatti in May 2016.	24 May 2016
18 Liverpool Road, Croydon	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015. § Peer Review undertaken by Colin Israel Heritage Advice in September 2016.	22 November 2016

185 Georges River Road, Croydon Park	Local	§ Property listed on AusGrid's Section 170 Register, until the property was sold in October 2016. The Section 170 Register inventory forms the basis for local heritage listing.	22 November 2016
99 Burwood Road, Enfield	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015. § Peer Review undertaken by Colin Israel Heritage Advice in September 2016.	22 November 2016
109 Burwood Road, Enfield	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015. § Peer Review undertaken by Colin Israel Heritage Advice in September 2016.	22 November 2016
55 Liverpool Road, Burwood Heights	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015.	22 March 2016
59 Liverpool Road, Burwood Heights	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015.	22 March 2016
67 Liverpool Road, Burwood Heights	Local	§ Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015.	22 March 2016
PLC, 1 Meta Street, Croydon	State	§ Property included on the State Heritage Register in December 2014 by NSW Heritage Council, confirming level of significance.	22 November 2016

Across three separate Council Meetings, Council endorsed the preparation of a Planning Proposal to facilitate the heritage designation or revision of the ten abovementioned properties. This Planning Proposal seeks to implement these Council resolutions.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes. The Planning Proposal is the best means of achieving conservation of the subject properties through a heritage listing or other heritage designation in the BLEP. A Planning Proposal is the established procedure for implementing heritage listings and conservation areas.

Section B – Relationship to Strategic Planning Framework

3. *Is the planning proposal consistent with the objectives and actions of the applicable regional and sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Yes. The proposal is consistent with the draft metropolitan, subregional and district strategies.

The draft Metropolitan Strategy for Sydney, 'A Plan for Growing Sydney', makes limited reference to heritage, but it does identify the vision for Sydney to 2031 as being a strong

global city and a liveable local city. Inherent in such a vision is the protection of heritage assets which provides for a diverse built environment and a desirable place to live.

In November 2016, The Greater Sydney Commission released a draft amendment to update the abovementioned Strategy, titled '*Towards our Greater Sydney 2056*'. This document describes a metropolitan priority which aims to '*respect and enhance heritage areas and assets*'.

The Draft Subregional Strategy for the Inner West Subregion identifies one of its Key Actions as '*identify and promote heritage assets*'. Action E6.2 of the Draft Subregional Strategy refers to recognising where Sydney's cultural heritage contributes to its character and managing change appropriately to reinforce local distinctiveness. The Planning Proposal is in keeping with this action.

The Subregional Strategy also recognises that '*the subregion has experienced many successive waves of development which have resulted in an eclectic mix of housing types and some of the nation's richest heritage suburbs*'. The heritage designation of several of the subject properties seek to conserve early housing forms.

The Greater Sydney Commission released draft District Plans in November 2016. The Draft Central District Plan states that '*with change will come the need for smarter planning that protects the District's strong European and Aboriginal heritage*' and includes in its vision that '*cultural and environmental heritage will be celebrated*'.

The Draft Central District Plan contains "Livability Action" L13 being: '*Conserve and enhance environmental heritage including Aboriginal, European and natural*'. The accompanying outcome is the: '*identification and protection of heritage elements*'. The Planning Proposal is in keeping with this action.

4. *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Yes. The Burwood 2030 Community Strategic Plan recognises the challenge of balancing growth with maintaining lifestyles, preserving heritage and protecting the environment, while ensuring progress and innovation.

In developing the Community Strategic Plan, the Burwood community identified the importance of preserving heritage as a means of establishing a 'Sense of Community'. The Plan describes a Sense of Community as '*people being proud of where they live, feeling safe and engaged in the community and having access to facilities and services that ensure they can lead a healthy and satisfying lifestyle*'.

Strategic Goal 1.5.4 of the Community Strategic Plan is to '*identify ways to promote heritage and encourage the preservation of Burwood's historic buildings*'. This Planning Proposal is in keeping with this Strategic Goal.

Council does not have any other current local planning strategy in place.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. There are no State Environmental Planning Policies (SEPPs) which would be contravened by the amendments proposed in the Planning Proposal.

All SEPPs applicable to the Burwood local government area are set out in the table below, together with a comment regarding the Planning Proposal's consistency:

SEPP	Comment
SEPP No. 1 – Development Standards	Not relevant. BLEP 2012 contains a clause which replaces this SEPP in relation to variations to development standards.
SEPP No. 19 – Bushland in Urban Areas	Not relevant.
SEPP No. 21 – Caravan Parks	Not relevant.
SEPP No. 30 – Intensive Agriculture	Not relevant.
SEPP No. 33 – Hazardous and Offensive Development	Not relevant.
SEPP No. 50 – Canal Estate Development	Not relevant.
SEPP No. 55 – Remediation of Land	Not relevant. There is no indication that previous uses at the subject sites would trigger site remediation requirements.
SEPP No. 64 – Advertising and Signage	Not relevant
SEPP No. 65 – Design Quality of Residential Apartment Development	Not relevant. Applicable to development of three storeys or more, so not expected to apply to the subject sites as none of the sites allow buildings above 8.5 metres (ie. 2 two storey).
SEPP No. 70 – Affordable Housing (Revised Schemes)	Not relevant. None of the subject properties are known to contain affordable housing.
SEPP (Building Sustainability Index: BASIX) 2004	Not relevant.
SEPP (Housing for Seniors or People with a Disability) 2004	Not relevant.
SEPP (Major Developments) 2005	Not relevant.
SEPP (Infrastructure) 2007	Not relevant.
SEPP (Miscellaneous Consent Provisions) 2007	Not relevant.
SEPP (Mining, Petroleum and Extractive Industries) 2007	Not relevant.
SEPP (Repeal of Concurrence and Referral Provisions) 2008	Not relevant.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant. The heritage designation of properties may alter whether development under the Codes SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
SEPP (Affordable Rental Housing) 2009	Not relevant. The heritage designation of properties may alter whether development under the ARH SEPP may be carried out on that site, but this Planning Proposal would not contravene the SEPP in any way.
Draft Coastal Management SEPP	Not relevant. None of the subject properties are located within the coastal areas identified by this SEPP.

6. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Yes. Consistency with the list of Directions (under section 117(2) of the Environmental Planning and Assessment Act 1979 issued by the Minister for Planning) is set out in the table below.

Direction	Issue Date / Date Effective	Comment
1. Employment and Resources	1 July 2009	
1.1 Business and Industrial Zones		Not relevant.
1.2 Rural Zones		Not relevant .
1.3 Mining, Petroleum Production and Extractive Industries		Not relevant.
1.4 Oyster Aquaculture		Not relevant.
1.5 Rural Lands		Not relevant.
2. Environment and Heritage	1 July 2009	
2.1 Environment Protection Zones		Not relevant.
2.2 Coastal Protection		Not relevant.
2.3 Heritage Conservation		The Planning Proposal seeks the conservation of items of local heritage significance. Clause 5.10 of the BLEP has been implemented under the Standard Instrument in satisfaction of the Direction.
2.4 Recreation Vehicle Areas		Not relevant.
3. Housing, Infrastructure and Urban Development	1 July 2009 (Except for new Direction 3.6 – effective 16 February 2011)	
3.1 Residential Zones		All the properties are zoned Residential (ie. R1, R2 & R3). The Planning Proposal does not seek to amend the zoning or range of permissible uses on these sites. The sensitive development of heritage properties is supported by Council's Development Control Plan (DCP).
3.2 Caravan Parks and Manufactured Home Estates		Not relevant.
3.3 Home Occupations		Not relevant.
3.4 Integrating Land Use and Transport		The Planning Proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.
3.5 Development Near Licensed Aerodromes		Not relevant.
3.6 Shooting Ranges		Not relevant.
4. Hazard and Risk	1 July 2009	
4.1 Acid Sulfate Soils		All the properties have been identified as Class 5 on the Acid Sulfate Soils Map, representing the lowest probability of containing Acid Sulfate Soils.

4.2 Mine Subsidence and Unstable Land		Not relevant.
4.3 Flood Prone Land		Not relevant.
4.4 Planning for Bushfire Protection		Not relevant.
5. Regional Planning	1 July 2009 (Except for new Direction 5.4 effective 29 Nov 2009 & Direction 5.2 effective 3 Mar 2011 & Direction 5.9 effective 30 Sep 2013)	
5.1 Implementation of Regional Strategies		Not relevant.
5.2 Sydney Drinking Water Catchments		Not relevant.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast		Not relevant.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast		Not relevant.
5.5 (Revoked 18 June 2010)		Not relevant.
5.6 (Revoked 10 July 2008)		Not relevant.
5.7 (Revoked 10 July 2008)		Not relevant.
5.8 Second Sydney Airport: Badgerys Creek		Not relevant.
5.9 North west Rail Link Corridor Strategy		Not relevant.
6. Local Plan Making	1 July 2009	
6.1 Approval and Referral Requirements		The Planning Proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development. Changing the level of significance of the PLC site to 'State' does not alter approval or referral requirements, but is merely a signal that further requirements under the Heritage Act already exist for this site.
6.2 Reserving Land for Public Purposes		Not relevant.
6.3 Site Specific Provisions		Not relevant.
7. Metropolitan Planning	1 February 2010	

7.1 Implementation of the Metropolitan Plan for Sydney 2036		The NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 refers to heritage matters in only general terms. The Planning Proposal is not inconsistent with the overall intent of the Plan, and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions. Section B, 3 of this Planning Proposal describes its consistency with the most recent versions of metropolitan and district planning documents.
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A Section 117 direction is expected to be released shortly which gives statutory weight to the Parramatta Road Urban Transformation Strategy. It is therefore noted that none of the subject properties are within the Parramatta Road corridor, nor undermine the achievement of that Strategy's vision or objectives.

Section C – Environmental, Social and Economic Impact

7. *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?*

No. There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affected by the Planning Proposal.

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

No. There are no other likely environmental effects as a result of the Planning Proposal, such as flooding, landslip, bushfire hazard and the like.

9. *How has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal is not expected to have any adverse social or economic effects. Council holds there to be social benefits, particularly to the local community, to be gained from the conservation of items and places of cultural heritage.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

The Planning Proposal is not expected to generate demand for additional infrastructure or services.

11. *What are the views of State and Commonwealth authorities consulted in accordance with the gateway determination?*

Council proposes that the NSW Office of Environment and Heritage be consulted (following a positive Gateway Determination) as the Planning Proposal relates to heritage matters.

The Gateway Determination will confirm and specify any consultation required with State and Commonwealth authorities on the Planning Proposal.

Part 4 – Mapping

The Planning Proposal seeks to identify six additional properties as heritage items, and a further three properties as part of a heritage conservation area, upon the Heritage Map. Refer to the proposed mapping on Page 11.

The revision of the level of significance of the PLC site would not alter the Heritage Map.

The Planning Proposal does not seek to alter the zoning, height of buildings, floor space ratio, or any other BLEP maps.

Part 5 – Community Consultation

In view of the minor nature of the Planning Proposal and its application to a small number of properties, the Planning Proposal is considered to be of low-impact. As such, Council proposes that the Planning Proposal be placed on public exhibition for a period of 14 days.

The Gateway Determination will confirm and specify the community consultation that must be undertaken on the Planning Proposal.

Part 6 – Project Timeline

Anticipated date of Gateway Determination	By end of February 2017
Anticipated timeframe for the completion of required technical information	End March 2017
Timeframe for government agency consultation	April 2017
Commencement and completion dates for the public exhibition period	Mid to late April 2017
Dates for public hearing	Not applicable
Timeframe for consideration of submissions	End June 2017
Timeframe for the consideration of a proposal post exhibition	End June 2017
Anticipated date RPA will make the plan (if delegated)	July 2017
Anticipated date RPA will forward to the department for notification (if delegated)	End July 2017

Appendix One

- § Proposed Amendments to Schedule 5

Appendix Two

- § Delegation Checklist

Supporting Documentation

- § Heritage assessments and other supporting documents provided under separate cover.

Links to Supporting Material

- § Council Report of 22 March 2016 is available on Council's website:
[http://www.burwood.nsw.gov.au/verve/resources/CM_22032016_AGN_AT\(LowRes1\)_file_1.pdf](http://www.burwood.nsw.gov.au/verve/resources/CM_22032016_AGN_AT(LowRes1)_file_1.pdf)
- § Council Report of 24 May 2016 is available on Council's website:
http://www.burwood.nsw.gov.au/verve/resources/CM_24052016_AGN_AT_compressed_file.pdf
- § Council Report of 22 November 2016 is available on Council's website:
http://www.burwood.nsw.gov.au/verve/resources/CM_22112016_AGN_AT.pdf
- § Burwood 2030 Community Strategic Plan is available on Council's website:
http://www.burwood.nsw.gov.au/verve/resources/FINAL_BURWOOD_CSP_2030_low_res.pdf

Mapping



**Proposed Amendment
to the Burwood Local
Environmental Plan 2012**

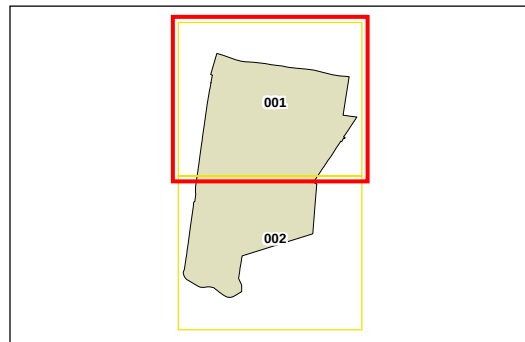
**Site Identification Map
- Sheet SIM_001**



Subject Land



Cadastre 02/12/2016 © Burwood Council



N

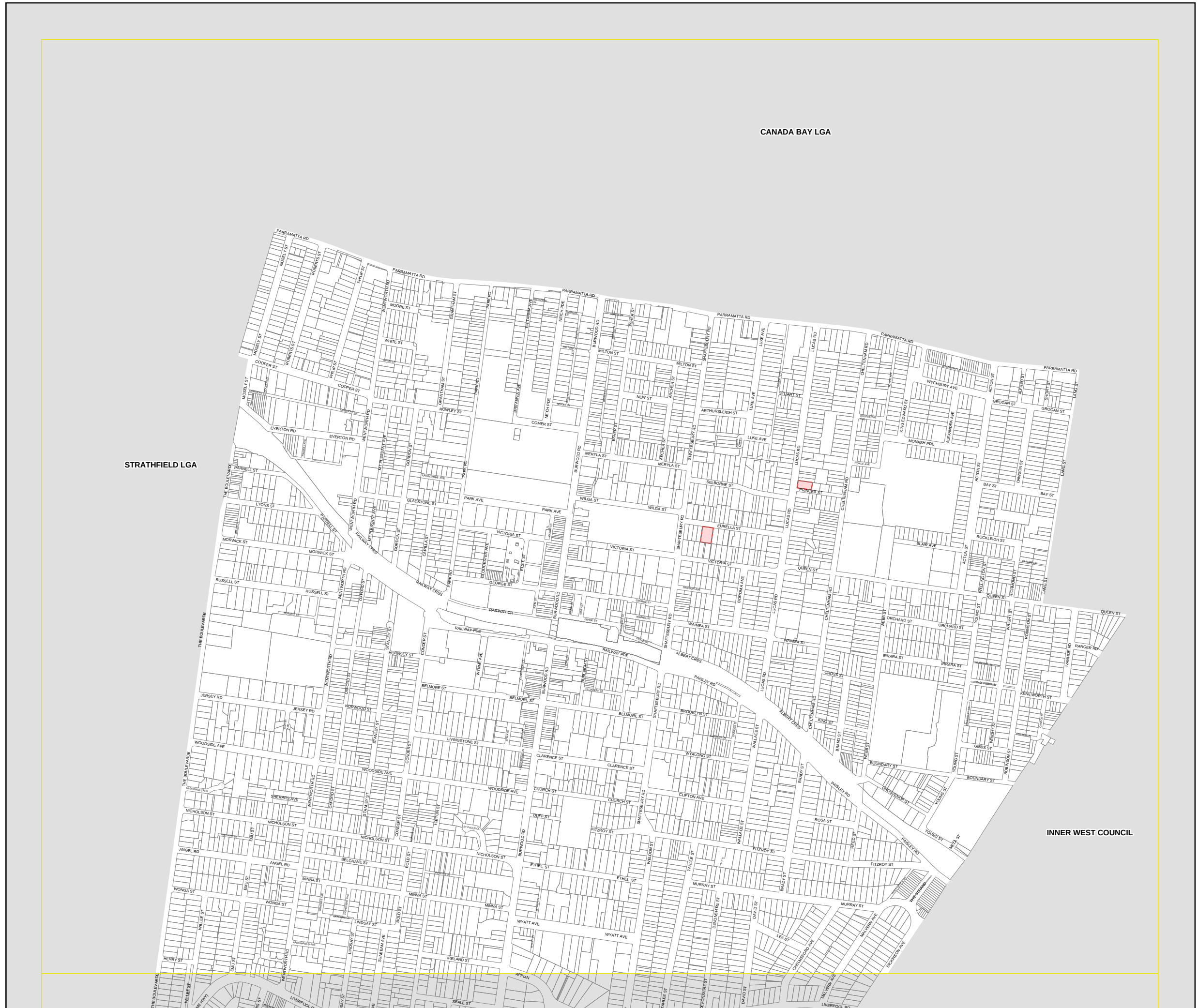


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Metres

Scale 1:10,000 @ A3

Projection GDA 1994
Zone 56

Map Identification Number:
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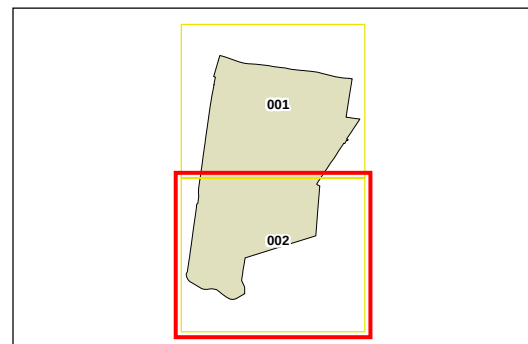


Burwood Council
heritage • progress • pride

Proposed Amendment to the Burwood Local Environmental Plan 2012

Site Identification Map - Sheet SIM_002

-  Subject Land
-  Cadastre 02/12/2016 © Burwood Council



N



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Metres

Scale 1:10,000 @ A3

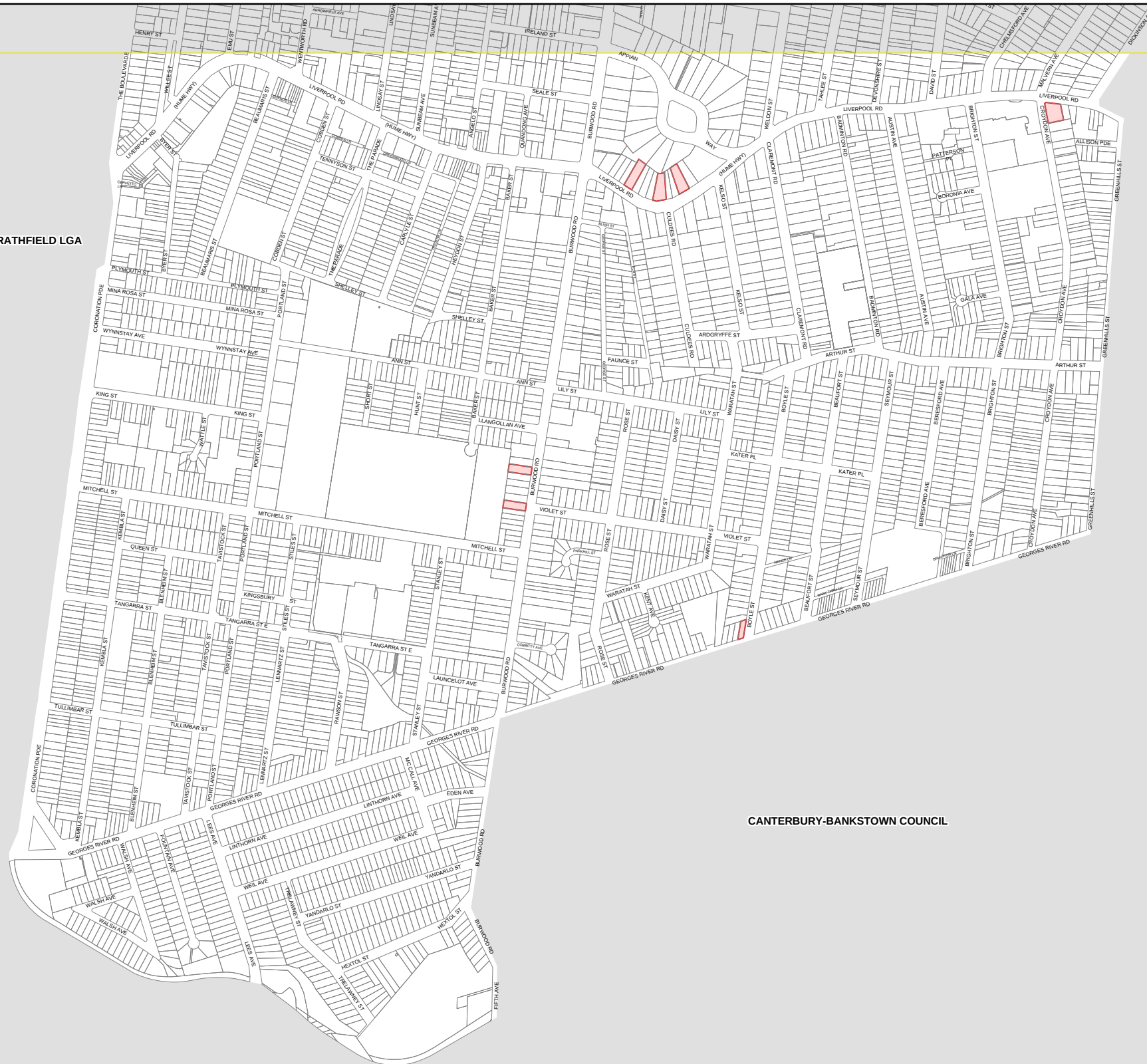
Projection GDA 1994
Zone 56

Map Identification Number:
1300_COM_SIM_002_010_20161202

STRATHFIELD LGA

INNER WEST COUNCIL

CANTERBURY-BANKSTOWN COUNCIL





**Proposed Amendment
to the Burwood Local
Environmental Plan 2012**

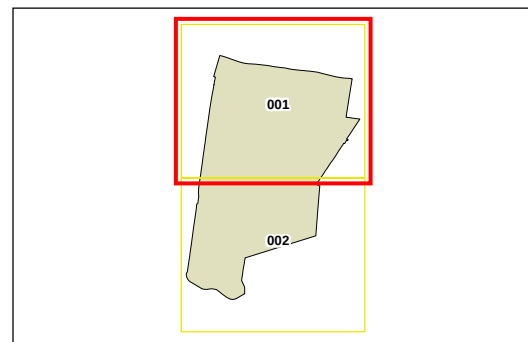
**Heritage Map
- Sheet HER_001**

Heritage

- Conservation Area - General
- Item - General

Cadastre

- Cadastre 02/12/2016 © Burwood Council

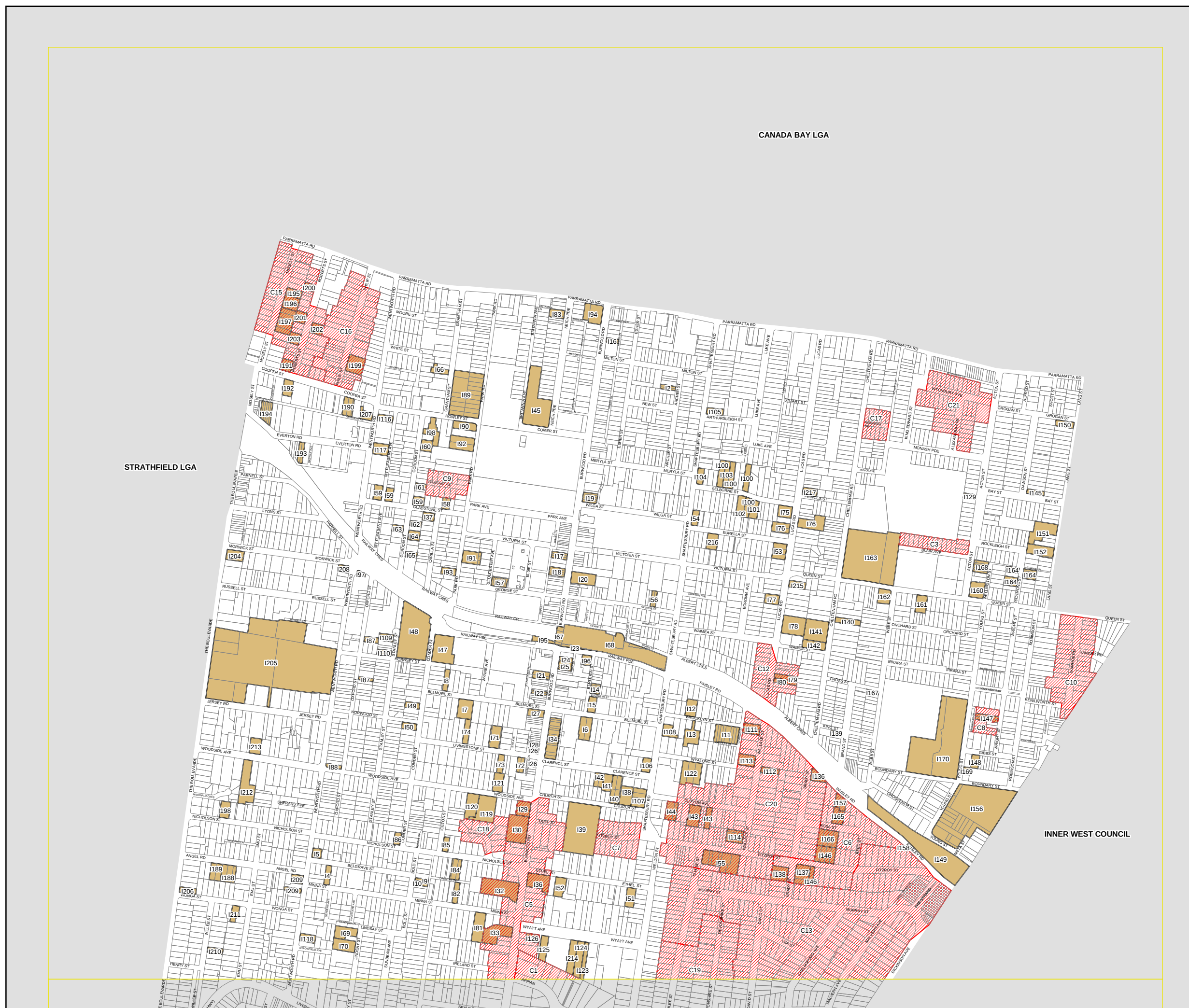


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Zone 56

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Proposed Amendment to the Burwood Local Environmental Plan 2012

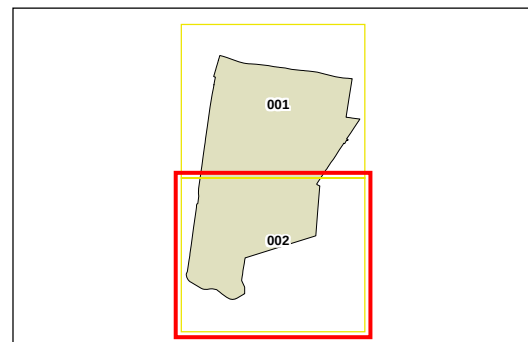
Heritage Map - Sheet HER_002

Heritage

-  Conservation Area - General
-  Item - General

Cadastre

-  Cadastre 02/12/2016 © Burwood Council



N

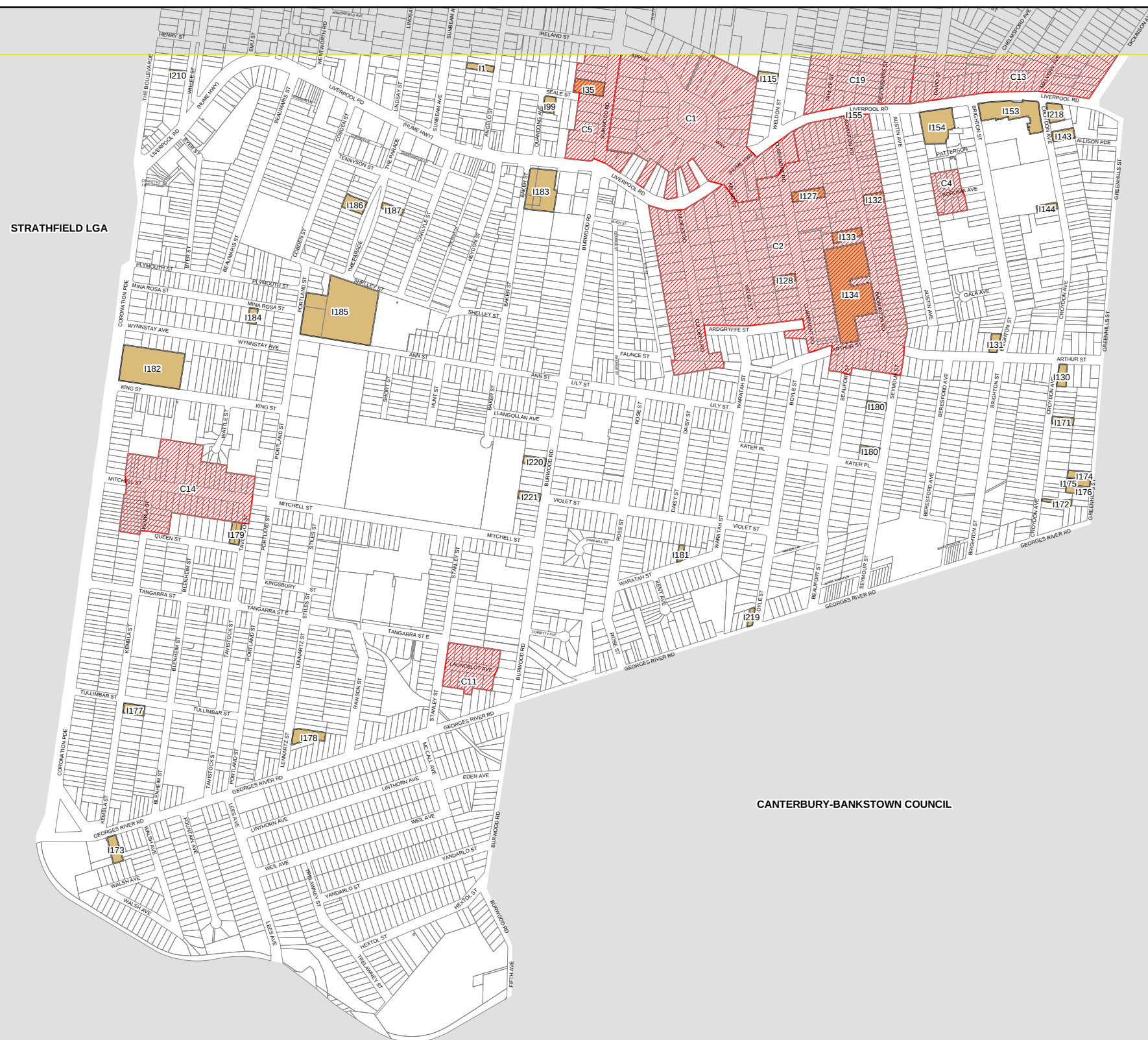


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Metres

Scale 1:10,000 @ A3

Projection GDA 1994
Zone 56

Map Identification Number:
1300_COM_HER_002_010_20161202



Appendix One

Proposed Amendments to Schedule 5

The six additional heritage items would be inserted into Schedule 5 of the BLEP 2012 (in alphabetical order by suburb and address).

The existing listing for Presbyterian Ladies' College would not change, except for the replacement of 'Local' with 'State'.

For the avoidance of doubt, the following table sets out the proposed Schedule 5 text.

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	House	16 Eurella Street	Lot 1, DP 168060	Local	i216
Burwood	House	66 Lucas Road	Lot A, DP 102922	Local	i217
Croydon	"Helmsdale"	18 Liverpool Road	Lot 1, SP 87303	Local	i218
Croydon Park	Former Electrical Substation	185 Georges River Road	Lot 1, DP 302821	Local	i219
Enfield	House	99 Burwood Road	Lot B, DP 104640	Local	i220
Enfield	House	109 Burwood Road	Lot C, DP 304943	Local	i221
Croydon	Presbyterian Ladies' College	1 Meta Street	Lot 14, DP 1066193; Lots 8–11, Section 4, DP 733; Lot 1, DP 304819; Lot 1, DP 1134192; Lots 1 and 2, DP 721582; Lot 1, DP 717887; Lots 50–51, DP 455826; Lots 3–4, DP 1134451; Lot 1, DP 1134331; Lot 1, DP 1134421	Local State	i156

Appendix Two

Delegation Checklist and Evaluation Criteria

Checklist for the review of a request for delegation of plan making functions to councils	
Local Government Area:	Burwood.
Name of draft LEP:	Heritage conservation of additional properties.
Address of Land (if applicable):	Various properties. Please refer to Section 2 of the PP.
Intent of draft LEP:	§ The heritage listing of six additional properties. § The inclusion of three properties within an existing heritage conservation area. § Updating of one existing heritage listing.
Additional Supporting Points/Information:	Please refer to the PP.

Evaluation criteria for the issuing of an Authorisation

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	Y*			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	Y*			
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		N/A		

* It is proposed that the PP be submitted to the NSW Heritage Office during the consultation stage. Heritage assessments have been carried out in accordance with NSW Heritage Office Guidelines.

If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
Spot Rezoning	Y/N			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the planning proposal create an exception to a mapped development standard?		N/A		
Section 73A matters				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE – the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).		N/A		
NOTES - Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the planning proposal will routinely be delegated to council to finalise as a matter of local planning significance. - Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Director-General of the department.				

Supporting Documentation

Heritage assessments and other supporting documents are provided under separate cover

Encl. No.	Description	Related Properties
1	Assessment of Potential Heritage Value undertaken by Colin Israel Heritage Advice in September 2016.	16 Eurella Street, Burwood
2	Preliminary Heritage Assessment undertaken by Surb Bhatti in May 2016.	66 Lucas Road, Burwood
3	Assessment of Potential Heritage Items undertaken by CityPlan Services in March 2015.	18 Liverpool Road, Croydon 99 Burwood Road, Enfield 109 Burwood Road, Enfield 55 Liverpool Road, Burwood Heights 59 Liverpool Road, Burwood Heights 67 Liverpool Road, Burwood Heights
4	Peer Review undertaken by Colin Israel Heritage Advice in September 2016.	18 Liverpool Road, Croydon 99 Burwood Road, Enfield 109 Burwood Road, Enfield
5	AusGrid letter and Section 170 Register heritage inventory sheet.	185 Georges River Road, Croydon Park
6	NSW Heritage Council letter and State Heritage Register Listing	PLC, 1 Meta Street, Croydon