

Amendment of the development standards at the northern portion of a precinct bounded by Wentworth Road, Railway Crescent, Carilla Street and Gladstone Street, Burwood

Proposal Title : Amendment of the development standards at the northern portion of a precinct bounded by Wentworth Road, Railway Crescent, Carilla Street and Gladstone Street, Burwood

Proposal Summary : To amend the development standards for the precinct to allow a down zoning from a maximum building height of 26m to a maximum of 8.5m and a maximum floor space ratio of 3:1 to a maximum of 1:1.

PP Number : PP_2013_BURWO_002_00 **Dop File No :** 13/12545

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions :

- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 6.1 Approval and Referral Requirements
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : The planning proposal is not supported for the following reasons:

1. It is inconsistent with Section 117 Directions 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 7.1 Implementation of the Metropolitan Plan for Sydney 2013 and the inconsistencies cannot be justified.
2. Council has not adequately justified the loss of dwellings in the context of its deficit housing target for the entire LGA.
3. Any up zonings proposed elsewhere in the LGA that produce additional dwellings should contribute to Burwood's overall housing target and not offset a dwelling loss in the subject area.
4. It is inconsistent with 'The Vision Document - Incorporating The Burwood Strategic Planning Review and Town Centre Masterplan' (2004) which shows the precinct as being suitable for residential flat buildings with no height limit suggested.

If Council wishes to proceed with the down zoning of this precinct, it is encouraged to propose a planning proposal that addresses the down zoning of this precinct in conjunction with an offset up zoning at alternative locations. Any future planning proposal should also address, in context, the overall 2700 housing target deficit for the LGA and steps Council is planning to address that deficit in the longterm.

Supporting Reasons : The planning proposal is inconsistent with a number of Section 117 Directions and Burwood's housing target under the draft Inner West Subregional Strategy.

Panel Recommendation

Recommendation Date : 08-Aug-2013

Gateway Recommendation : Rejected

Panel Recommendation : The planning proposal should not proceed for the following reasons:

1. The planning proposal is inconsistent with S117 Directions 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 7.1 Implementation of the Metropolitan Plan for Sydney 2036 because the proposal reduces the ability of land within a major centre to provide for new housing.
2. The planning proposal is inconsistent with the Metropolitan Plan for Sydney 2036 because it proposes to reduce the ability of land within the Burwood Major Centre and which is close to existing infrastructure, public transport, services and jobs to accommodate housing growth.

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3. The planning proposal is inconsistent with 'The Vision Document - Incorporating The Burwood Strategic Planning Review and Town Centre Masterplan' (2004), which identifies the precinct as being suitable for residential flat buildings with no limit proposed on building height.

4. The planning proposal is not supported by strategic planning and does not justify the loss of residential development potential for the subject land in the context of the overall dwelling forecast for the Burwood local government area to 2031, or adequately identify areas suitable to accommodate additional housing to meet the dwelling forecast. Any up-zoning proposed elsewhere in the Burwood local government area that provides for new housing should contribute to Burwood's overall housing forecast.

Signature:



Printed Name:

Neil McGaffie

Date:

13.8.13.