



Burwood Council

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Office of the Mayor

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community

Cr John Faker



Ms Julie Grant
Regional Director
Sydney East Region
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Trim Ref No: 13/27720
17 July 2013

Dear Ms Grant,

**PLANNING PROPOSAL FOR THE NORTHERN PORTION OF THE
PRECINCT BOUNDED BY WENTWORTH ROAD, RAILWAY CRESCENT,
CARILLA STREET AND GLADSTONE STREET, BURWOOD**

Council has prepared a Planning Proposal to amend development standards for the northern portion of the precinct bound by Wentworth Road, Railway Crescent, Carilla Street and Gladstone Street, Burwood. The purpose of the Planning Proposal is to facilitate an amendment to the Burwood Local Environmental Plan (BLEP) 2012 to allow for a maximum building height of 8.5m and a maximum floor space ratio (FSR) of 1:1. In accordance with Clause 56 of the Environmental Planning and Assessment Act 1979, Council is forwarding the Planning Proposal requesting a Gateway Determination.

At its meeting on 25th June 2012, Council considered various options for the precinct and resolved, in part, that:

- Council endorse Option 2, which involves an amendment of the BLEP 2012 to allow a maximum building height of 8.5m and a maximum FSR of 1:1 for the northern part of the precinct, bounded by Gladstone Street on the north and Carilla Street on the east
- A Planning Proposal be initiated to encompass the proposed changes to BLEP 2012
- New provisions be formulated in the BDCP to guide terrace style housing, subject to the Planning Proposal going ahead.

Please be advised that Council wishes to seek delegation to make the plan pursuant to Section 23 of the Environmental Planning and Assessment Act 1979. In this regard, a copy of the evaluation criteria for the delegation of the plan making functions is attached for your perusal. In addition, please also find enclosed the Planning Proposal with supporting documentation.

Should you require any further information; please do not hesitate to contact Priya Uppal, Senior Strategic Planner on 9911 9875, or email Priya.Uppal@burwood.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Diwei Luo'.

DIWEI LUO
Manager Strategic Planning



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?	N			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N			
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?	N			
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		

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/A		
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			
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?;	N			
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).				
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.				

Delegation Checklist

Evaluation criteria for the delegation of plan making functions

Local Government Area: Burwood

Name of Draft LEP: Northern portion of the precinct bounded by Wentworth Road, Railway Crescent, Carilla Street and Gladstone Street, Burwood

Address of Land: Same as above

Intent of draft LEP: is to facilitate revised development standards for the precinct to allow for a maximum building height of 8.5 metres and a maximum floor space ratio of 1:1

Additional Supporting Points/Information: All relevant supporting documentation has been attached to the Planning Proposal