

SUMMARY OF CONSULTATION OUTCOMES REPORT

MITCHELL STREET PLANNING PROPOSAL

NOVEMBER 2017
FINAL
PREPARED FOR TIAN AN AUSTRALIA LTD

URBIS

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| Project Code | SSP08817 |
| Report Number | Final |

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EXECUTIVE SUMMARY

INTRODUCTION

In July 2017, Tian An Australia lodged a Planning Proposal for 4 Mitchell Street, Enfield to amend building height and floor space ratio (FSR) controls within the Burwood Local Environmental Plan (LEP). The site is currently occupied by a commercial building, the former NSW Head Office of Vision Australia and the planning proposal is required to facilitate residential development on the site.

Urbis was engaged by Tian An Australia to undertake community consultation to inform the planning proposal. This report documents the consultation process, community feedback, and considerations in response to community feedback.

CONSULTATION PROCESS

Community consultation was undertaken over 3 weeks in July 2017. Consultation activities included:

- Distribution of a letter and project fact sheet to 600 households notifying them of the planning proposal, doorknock, community information and feedback sessions and contact details for further information.
- Doorknock of residential properties within an immediate catchment of the site on two consecutive nights.
- Two Community Information and Feedback Sessions (three hours each) attended by approximately 24 people.
- One stakeholder briefing meeting as requested by three stakeholders.
- Communications channels including a dedicated project email, 1800 phone number and project website.

COMMUNITY FEEDBACK

Feedback received during the consultation process generally supported the redevelopment of the site for residential purposes. There was strong opposition to the proposed 6-storey height and a change in character from the lower density housing in the surrounding streets.

Key themes raised in the feedback received includes:

Height

- Support for residential redevelopment of the site.
- Strong opposition to height (6 storeys) of the planning proposal.
- Loss of privacy for residents on Llangollan Avenue and Burwood Road.
- Support for smaller built form, including townhouses or 4 storeys of development.

Traffic

- Uncertainty regarding the preliminary traffic assessment results which identified a decrease in AM and PM peak traffic.
- A strong concern about worsening traffic congestion on Mitchell Street, Barker Street and Burwood Road.

Infrastructure

- Concern that the sewer infrastructure on Barker Street is already insufficient and will not meet demand placed on it by additional development.
- General support for a café (place to gather) or small convenience store and unsupportive of a child care centre.

Planning process

- The community was supportive of Tian An Australia undertaking community consultation
- Confusion surrounding the planning process and how a planning proposal differs from a development application
- A legacy of concern and scepticism regarding recent local developments and the ability for the community to have their voices heard.

A summary of all feedback is outlined in Section 3.2 of this report.

CONSIDERATION OF FEEDBACK

All feedback received during the consultation process was provided back to Tian An Australia and has been considered as outlined below:

Traffic

Since the community consultation process Bitzios Consulting have undertaken additional traffic studies, including a Sidra analysis for the intersection of Mitchell Street and Burwood Road. The traffic study found:

- There are significant existing traffic volumes along Burwood Road during the AM, PM and Saturday peaks, however only minimal delays are predicted at the Mitchell Street/Burwood intersection and the site;
- Traffic generated by the proposed development is expected to be more than the existing site and while the direction of future residential traffic will change, this is not expected to impose any significant impacts on the surrounding road network given the intersection's phase variations;
- The SIDRA analysis and site observations conclude that the difference in future performance of the Mitchell Street/Burwood intersection between the with development and without development scenarios in 2022 and 2027 are negligible. Further, the impacts to the surrounding road network can at worst, be satisfactorily catered for by the existing intersection's configuration;
- It is most likely that private vehicle trips will be preferred by residents given the site's proximity to local facilities, however the site's walking access to frequent bus services should also be considered as an alternate transport mode option; and

Infrastructure

Northrop Consulting indicated that the Sydney Water Feasibility report identified the 150mm sewer main within Mitchell Street as the connection point for the property. This means that there would be no additional impact on the 225mm Sydney Water sewer main within Barker Street. The 225mm sewer main on Barker Street and the 150mm sewer main on Mitchell Street are not connected, this would not be a potential issue.

Design

Following the consultation process Tian An Australia have engaged the Bureau of Urban Architecture to develop an alternative design scheme that responds to issues raised by residents, including the predominant concern around the height of the proposed development.

Key features of the revised masterplan include:

- Creation of a 4-storey residential apartment building (ground level and three levels) which has the option to become a stepped building, ranging from 3-5 storeys with further design development.
- The design of two 'U' shaped buildings that front Henley Park to the west, to create landscaped space to the east.
- Increased setback to adjoining properties on Burwood Road, Llangollan Avenue and fronting onto Mitchell Street.
- Incorporation of new community, retail, businesses and apartment amenities uses at the lower ground level, which connects directly onto Henley Park.
- Creation of a north-south public/private pedestrian way and landscaped buffer zone.

- The design of a central open space in the middle of the site between the buildings to create a direct connection from the public and private pedestrian way to Henley Park.
- Refinement of the landscape design to include large areas of deep soil to ensure the planting and growth of significant trees on site.

The masterplan is shown in Section 3.3 of this report.

CONCLUSION

All community feedback received during the consultation process has been summarised in this report and provided to the Project Team for their consideration and will also be submitted to Burwood Council.

Overall, there were clear views expressed during community consultation, with support for re-development of the site for residential purposes, but opposition to the proposed height and concern regarding the associated impacts of increased pressure on the local roads and infrastructure.

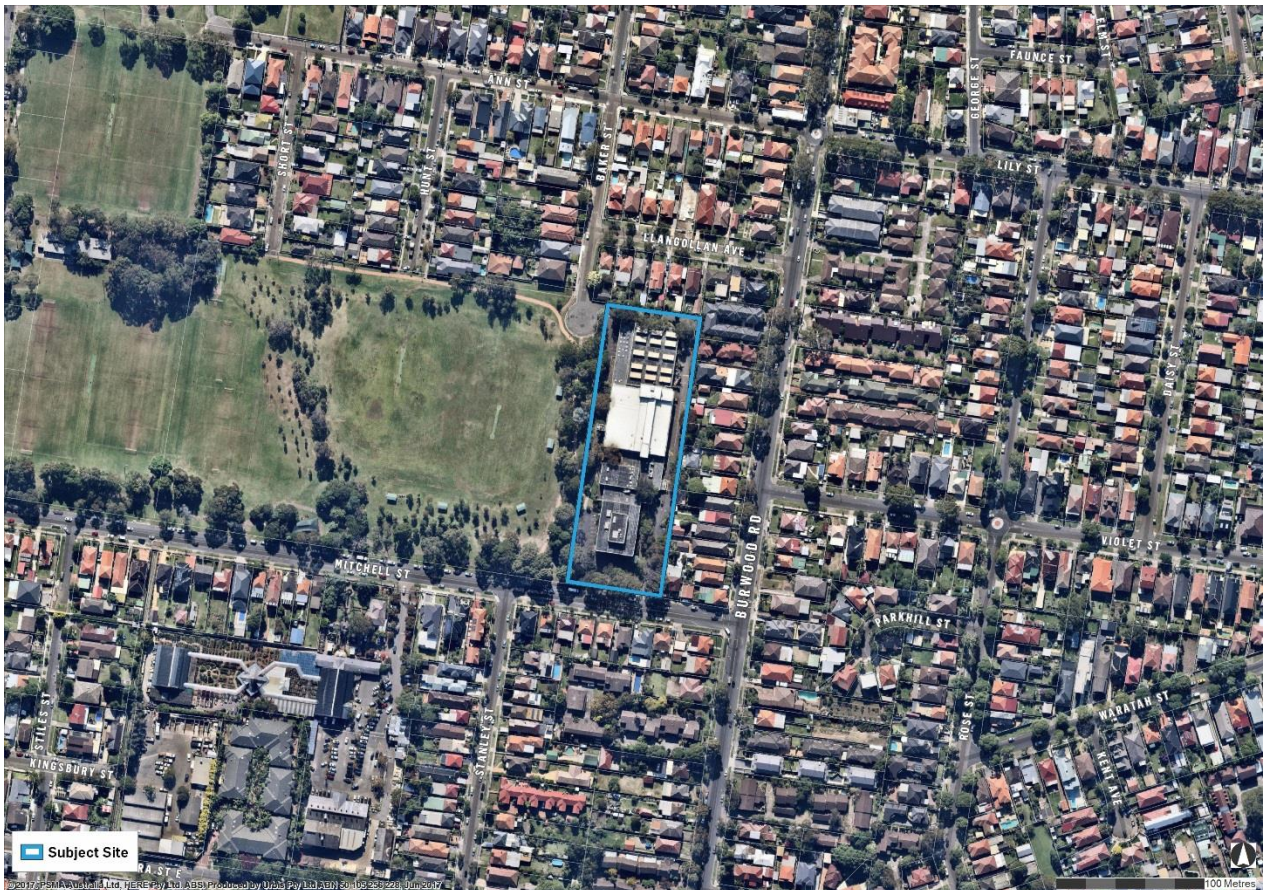
Community feedback has been carefully considered by the project team and responses are outlined in this report.

1. INTRODUCTION

In July 2017, Tian An Australia lodged a Planning Proposal for 4 Mitchell Street, Enfield to amend building height and floor space ratio (FSR) controls within the Burwood Local Environmental Plan (LEP). The site is currently occupied by a commercial building, the former NSW Head Office of Vision Australia and the planning proposal is required to facilitate residential development on the site.

Urbis was engaged by Tian An Australia to undertake community consultation to inform the planning proposal.

Figure 1 – Site Location



1.1. THIS REPORT

This report documents the consultation process, community feedback, and considerations in response to community feedback.

This report has been provided to the Tian An Australia project team to help inform their ongoing planning and design. The report will also be submitted to Burwood Council as part of the planning proposal.

2. CONSULTATION PROCESS

2.1. PURPOSE OF CONSULTATION

The community consultation process for 4 Mitchell Street, Enfield aimed to:

- Provide information about the planning proposal and the process.
- Invite feedback through a range of channels, to inform ongoing design and planning.
- Collate feedback and prepare a summary of consultation outcomes.

2.2. OVERVIEW OF ACTIVITIES

Community consultation was undertaken over 3 weeks in July 2017. Consultation activities included:

- Distribution of a letter and project fact sheet to 600 households notifying them of the planning proposal, doorknock, community information and feedback sessions and contact details for further information.
- Doorknock of residential properties within an immediate catchment of the site on two consecutive nights.
- Two Community Information and Feedback Sessions (three hours each) attended by approximately 24 people.
- One stakeholder briefing meeting as requested by three stakeholders.
- Communications channels including a dedicated project email, 1800 phone number and project website.

2.3. LETTER AND FACTSHEET

A letter and project factsheet was distributed on the 14th of July 2017 to a catchment of approximately 600 households, to notify them of the planning proposal and upcoming consultation activities. A copy of the distribution catchment can be found in **Appendix A**.

The letter also advertised the neighbourhood doorknock and an opportunity to meet with the Project Team at the upcoming Community Information and Feedback Sessions. See **Appendix B** for a copy of the project fact sheet.

2.4. DOOR KNOCK

Door knock of residents within an identified catchment of the site took place on the 19th and 18th of July 2017. A total of 33 households were reached, of which 18 were spoken for an average of 15 minutes. Houses in the doorknock catchment that could not be attended, a 'sorry we missed you' flyer was distributed. The flyer invited households to contact the community consultation team and advertised the Community Information Feedback Sessions

The purpose of the door knock was to follow up on the project fact sheet distributed in the mail, inform residents of the upcoming Community Information and Feedback Sessions and to gauge residents attitudes and concerns of the planning proposal.

Key issues raised by residents included:

- The planning process and zoning.
- The design and height of the proposal.
- Safety and security.
- Privacy impacts.
- Traffic and access impact.
- Capacity of existing infrastructure.

2.5. STAKEHOLDER BRIEFINGS

A letter or email was sent to local stakeholders on Tuesday 18th July 2017 offering an opportunity to meet with members of the Project Team. It included the project factsheet and advertised the upcoming Community and Information Feedback Sessions. Stakeholders included:

- Community groups.
- Burwood Councillors.
- State Labour MPs.

Two stakeholder briefings were requested and undertaken with members of the project team on the 25th and 27th July 2017.

Key issues discussed included:

- Support for residentials.
- Concerns of increasing population density in the area and associated impacts to amenity.
- Support for townhouses.
- Loss of the shopping centre and meeting place in the area with the re-development of Flower Power.
- Concern in the change of character of the area.
- Concern of traffic and impacts to Henley Park.
- Construction noise.
- Increase pressure on Henley Park.

2.6. COMMUNITY INFORMATION AND FEEDBACK SESSIONS

The Community Information and Feedback Sessions were held on Thursday 27th and Saturday 29th of July at the Penfold Ballroom located within the Woodstock Community Centre, 22 Church Street, Burwood. Each session was conducted over 3 hours.

Table 1 – CIFS Time and Duration

| Session 1 | Session 2 |
|--|---|
| Thursday 27 th July 2017, 6:00pm-9:00pm | Saturday 29 th July 10:00am-1:00pm |

Approximately 24 community members attended the sessions, with 8 attending on Thursday and 16 on the Saturday.

The sessions were also attended by members of the Project Team including:

- Tian An Australia – Developer.
- Urbis – Town Planning.
- DEM – Urban design and landscape architecture.
- Bitzios – Traffic.
- Urbis – Community consultation.
- Northrop – Sewer and stormwater engineer.

2.6.1. Information provided

At each session, information about the project was available in a number of different formats, including:

- A1 information display boards (see Appendix C).
- Display boards printed in A3 booklet.
- A4 copies of the project factsheet distributed in the local area (see Appendix B).
- The opportunity to speak directly with members of the Project Team.

2.6.2. Feedback

At each session, feedback was invited via:

- Feedback forms and reply-paid envelopes (see Appendix D).
- Online feedback forms on the project website.
- Members of the Project Team were briefed to note down key issues and questions raised during discussions, and these were collated and reviewed after each session.

The feedback received is documented in Section 3.2 of this report.

2.7. COMMUNICATIONS

A dedicated 1800 number and email address were provided as a single point of contact for community enquires. A project website was established to provide project information. A copy of the information boards displayed at the Community Information and Feedback Sessions were uploaded to the project website (<http://mitchellstreetenfield.com.au/index.html>).

3. FEEDBACK

Feedback received during the consultation process generally supported the redevelopment of the site for residential purposes. There was strong opposition to the proposed 6-storey height and a change in character from the lower density housing in the surrounding streets.

3.1. KEY THEMES

Key themes raised in the feedback received includes:

3.1.1. Height

- Support for residential redevelopment of the site.
- Strong opposition to height (6 storeys) of the planning proposal.
- Loss of privacy for residents on Llangollan Avenue and Burwood Road.
- Support for smaller built form, including townhouses or 4 storeys of development.

3.1.2. Traffic

- Uncertainty regarding the preliminary traffic assessment results which identified a decrease in AM and PM peak traffic.
- A strong concern about worsening traffic congestion on Mitchell Street, Barker Street and Burwood Road.

3.1.3. Infrastructure

- Concern that the sewer infrastructure on Barker Street is already insufficient and will not meet demand placed on it by additional development.
- General support for a café (place to gather) or small convenience store and unsupportive of a child care centre.

3.1.4. Planning process

- The community was supportive of Tian An Australia undertaking community consultation.
- Confusion surrounding the planning process and how a planning proposal differs from a development application.
- A legacy of concern and scepticism regarding recent local developments and the ability for the community to have their voices heard.

3.2. SUMMARY OF ALL FEEDBACK

The below table provides a summary of all the feedback received during the consultation process.

Table 2 – Summary of Feedback

| Category | Details |
|-----------------------|--|
| Planning Proposal | <ul style="list-style-type: none"> • Confusion regarding the Planning Proposal process. • Distrust of the planning and development process generally. • Supportive of community consultation undertaken by Tian An Australia. |
| Height | <ul style="list-style-type: none"> • Supportive of lower scale residential development, such as town houses. • Supportive of setbacks from Mitchell Street, Henley Park and neighbouring residences. • Strong objections raised about the height of buildings (6-storeys) and the impacts this will have on shadowing and privacy of residents adjoining to the site on Llangollan Avenue and Burwood Road. |
| Road and traffic | <ul style="list-style-type: none"> • Concerns about existing traffic congestion and the impact of increased cars from residential development. • Uncertainty about traffic movement figures for AM and PM peak quoted in the traffic report. • Existing congestion was noted on Barker Street during times of high use of Henley Park for sport and concern this will increase. |
| Access | <ul style="list-style-type: none"> • Uncertainty of where the access points to the site are proposed and a desire for only once access point from Mitchell Street to avoid increased traffic on the smaller streets. |
| Residential character | <ul style="list-style-type: none"> • Concerns about protecting local character, amenity and streetscape. • Concerns about loss of vegetation and leafy greenery and support for the vegetation on site to remain. • Concerns that Enfield will be overdeveloped. • Questions regarding the trees included in the design plans. |
| Housing | <ul style="list-style-type: none"> • Support for townhouses which is in character with the surrounding area. • Concern there is no demand for apartments in the area due to its distance from Burwood Town Centre and Burwood Station. |

| Category | Details |
|-------------------|---|
| | <ul style="list-style-type: none"> Concern that apartments will change the demographic profile of the immediate area. Comment that the apartments are not needed due to the proximity of development located on Burwood Road and with the approval of Flower Power. |
| Infrastructure | <ul style="list-style-type: none"> Concerns that existing sewer infrastructure on Barker Street wont cope with an increase in population from the proposed development. Requests to upgrade infrastructure i.e. roads, sewer and public transport. Henley Park will become over-used and reduce in quality. |
| Noise | <ul style="list-style-type: none"> Some concern about noise generated from the future development and construction. |
| Community benefit | <ul style="list-style-type: none"> Questions regarding safety and potential interim uses once the site once Vision Australia vacate. No clear community benefit from a residential development. Objections to a child care centre as community infrastructure due to associated traffic impacts. Support for a café or small convenience store and unsupportive of a child care centre. |

Consideration of Feedback

All feedback received during the consultation process was provided back to Tian An Australia and has been considered as outlined below:

3.3. TRAFFIC

Since the community consultation process Bitzios Consulting have undertaken additional traffic studies, including a Sidra analysis for the intersection of Mitchell Street and Burwood Road. The traffic study found:

- There are significant existing traffic volumes along Burwood Road during the AM, PM and Saturday peaks, however only minimal delays are predicted at the Mitchell Street/Burwood intersection and the site;
- Traffic generated by the proposed development is expected to be more than the existing site and while the direction of future residential traffic will change, this is not expected to impose any significant impacts on the surrounding road network given the intersection's phase variations;
- The SIDRA analysis and site observations conclude that the difference in future performance of the Mitchell Street/Burwood intersection between the with development and without development scenarios in 2022 and 2027 are negligible. Further, the impacts to the surrounding road network can at worst, be satisfactorily catered for by the existing intersection's configuration;
- It is most likely that private vehicle trips will preferred by residents given the site's proximity to local facilities, however the site's walking access to frequent bus services should also be considered as an alternate transport mode option; and

3.4. INFRASTRUCTURE

Northrop Consulting indicated that the Sydney Water Feasibility report identified the 150mm sewer main within Mitchell Street as the connection point for the property. This means that there would be no additional impact on the 225mm Sydney Water sewer main within Barker Street. The 225mm sewer main on Barker Street and the 150mm sewer main on Mitchell Street are not connected, this would not be a potential issue.

3.5. DESIGN

Since the consultation process Tian An Australia have engaged the Bureau of Urban Architecture to develop an alternative design scheme that responds to issues raised by residents, including the predominant concern around the height of the proposed development.

Key features of the revised concept plan (as shown at Figure 2) include:

- Creation of a 4-storey residential apartment building (ground level and three levels), with a step down of storeys towards the Mitchell Street frontage.
- The design of two 'U' shaped buildings that front Henley Park to the west, to create landscaped space to the east.
- Increased setback to adjoining properties on Burwood Road, Llangollan Avenue and fronting onto Mitchell Street.
- Incorporation of potential new retail, cafe and businesses uses at the lower ground level, which connects directly onto Henley Park.
- Creation of landscaped buffer zones on the north and eastern boundaries, where the site interacts with neighbouring residential properties..
- The design of a central open space in the middle of the site between the buildings to create a direct connection from the site to Henley Park.
- Refinement of the landscape design to include large areas of deep soil to ensure the planting and growth of significant trees on site.

Figure 2 – Revised Concept Plan



Source: Bureau of Urban Architecture

4. CONCLUSION

This report has summarised feedback received during community consultation regarding the planning for 4 Mitchel Street, Enfield.

Community consultation was undertaken over 3 weeks in July 2017 and was conducted to invite feedback on the planning proposal, and to inform ongoing planning and design work.

All community feedback received to date is summarised in this report and provided to the Project Team for their consideration. This report will also be submitted to Burwood Council for their consideration.

Overall, there were clear views expressed during community consultation, with support for re-development of the site for residential purposes, but opposition to the proposed height and associated impacts of increased pressure on the local infrastructure.

Community feedback has been carefully considered by the project team and responses are outlined in this report.

DISCLAIMER

This report is dated 3 November 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Tian An Australia (**Instructing Party**) for the purpose of Community consultation outcomes (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

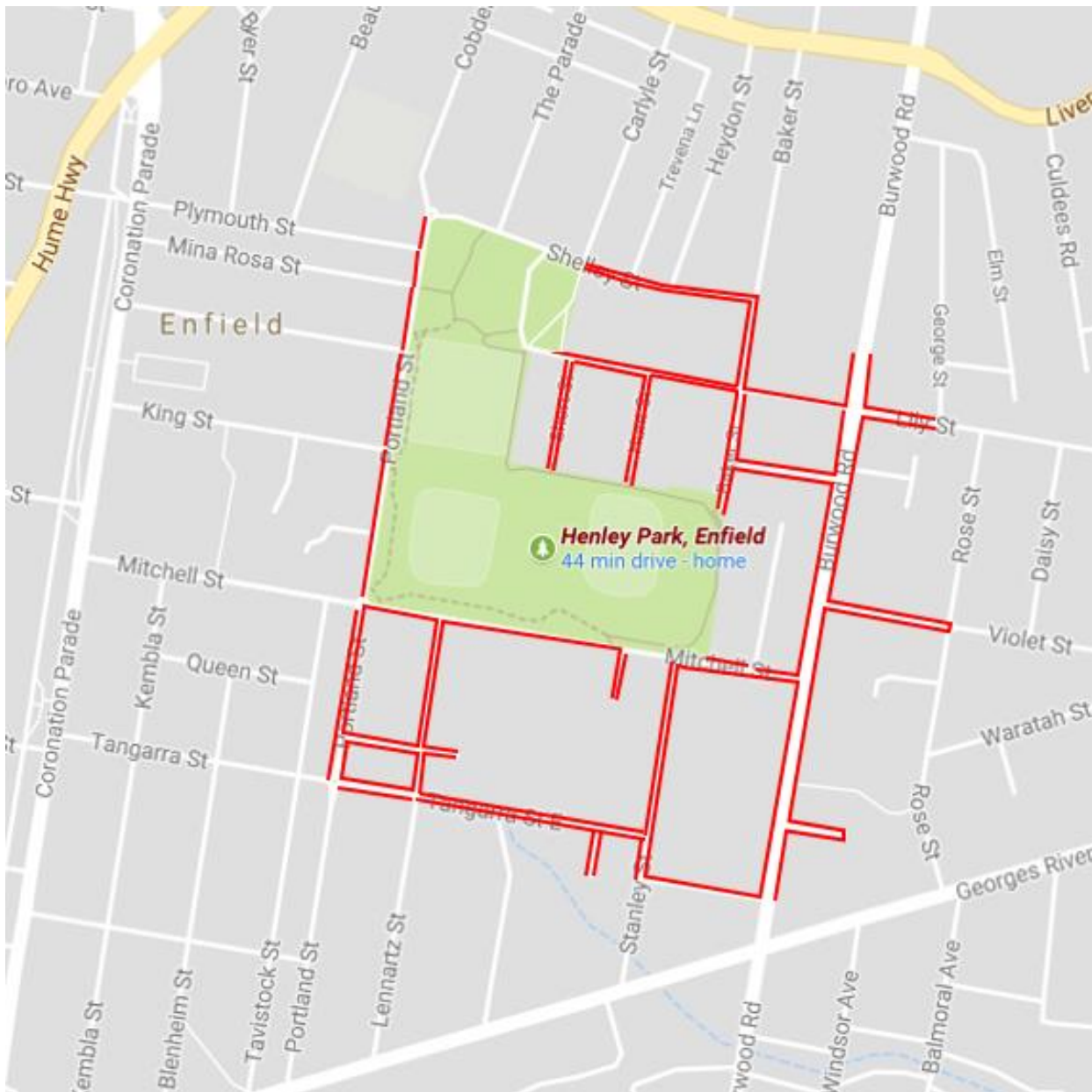
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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APPENDIX A DISTRIBUTION CATCHMENT

Figure 3 – Distribution Catchment



APPENDIX B PROJECT FACTSHEET

4 Mitchell Street, Enfield - July 2017

Tian An Australia has prepared a Planning Proposal for 4 Mitchell Street, Enfield.

The Planning Proposal seeks an amendment to the planning controls outlined in the Burwood Local Environment Plan (LEP) 2012.

The Planning Proposal seeks approval to amend existing height and floor space ratio (FSR) controls.

The site is zoned R1 - General Residential. The existing commercial/industrial building does not comply with the current zoning.

The site

The site is currently the NSW Head Office of Vision Australia, with 104 full-time equivalent employees.

Vision Australia have identified that the site is no longer suitable for their use, and are relocating to improve service delivery to clients in Sydney.

The existing building is a monolithic industrial style concrete building, with large uninterrupted walls.

The maximum height of the existing building (up to 16m) exceeds the permitted maximum building height limit of 8.2m.

The proposal

DEM architects are working with Tian An Australia to develop a new vision for residential apartments and townhouses.

Figure 1 Aerial view of subject site



Key features

The Planning Proposal includes proposed amendments to height, density and built form.

If the Planning Proposal is approved, detailed design and planning is undertaken to inform preparation of a development application. A detailed development application must subsequently be lodged with Council for review and decision. This typically includes dwelling numbers, typology, detailed design, landscape and technical assessments.

Principles guiding the planning proposal

- The importance of the local context and connections with Henley Park
- Celebrating the green and leafy character
- The retention of significant and mature trees
- Articulated building design
- Providing housing choice and diversity
- Lower heights and setbacks to Mitchell Street and surrounding residences
- High quality design

Residential development

- A mix of town houses and apartments are proposed.
- Detailed design and analysis has not been undertaken, but it is envisaged this may include 1, 2 and 3 bedroom dwellings.

Height and floor space

- The maximum height of the existing building (up to 16m) exceeds the maximum height controls in some parts of the site.
- There is a significant slope of 2.9 metres across the site east to west. This allows height to be accommodated in some parts of the site, without impacting on surrounding streets, views and character.
- Buildings of different heights are proposed, ranging from 2 storeys up to 6 storeys.
- Subject to detailed design, buildings with lower heights may be set-back from Mitchell Street, Henley Park and neighbouring residences.

Traffic and parking

- There are approximately 134 traffic movements associated with the operation of Vision Australia in the AM peak period and 101 in the PM peak period.
- Bitzios Consulting traffic engineers have prepared a traffic modelling and assessment for the site, which indicates that traffic generated by the proposed development is expected to result in a net decrease of 36 vehicles in the AM peak and 3 vehicles in the PM peak, compared to movements associated with the current commercial use.
- The development will include onsite basement carparking for residents and visitors.

Open space and landscaping

- The site enjoys significant trees and vegetation, giving it a leafy and green character adjacent to Henley Park.
- A landscape plan is being developed to ensure the development retains significant trees, green space and connects appropriately with Henley Park.

Community needs

Tian An Australia are investigating amenities that may deliver benefits to the surrounding community, and not just to onsite residents.

This could potentially include affordable housing. It could also include a café and a children's play area, to create an active interface with Henley Park.

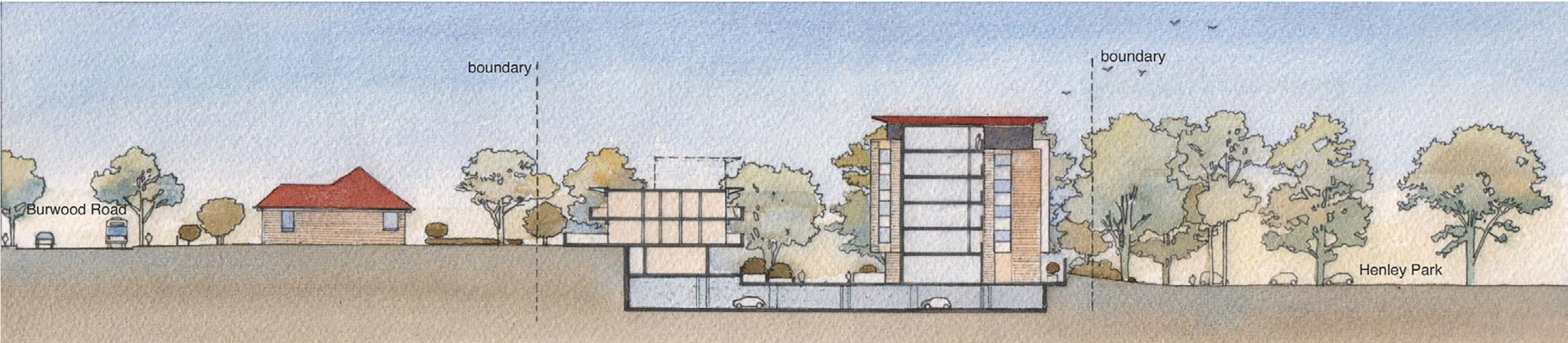
Subject to local area needs assessment, a childcare centre may also be considered.

These are ideas only at this stage. They are options for further discussion with the community and Council.

Figure 2 Indicative sketch looking east from the corner of Stanley Street and Mitchell Street



Figure 3 Indicative section of proposed townhouses looking south towards Mitchell Street



The planning process

Planning pathway

Tian An Australia have prepared a Planning Proposal to request formal amendments to the Burwood Local Environmental Plan (LEP) 2012. The proposed amendments relate to maximum building heights and floor space ratios for the site.



The Planning Proposal has been lodged with Burwood Council, for detailed review by Council Officers.



A full Council meeting will consider this review and recommend to either support or not support proceeding to the NSW Department of Planning & Environment (DPE) for a 'Gateway Determination'.



A 'Gateway Determination' is ordinarily issued by DPE within 28 days. It outlines a framework for Public Exhibition of the Planning Proposal and identifies any further items to be examined by Council prior to further consideration by Councillors.



Following Public Exhibition and a detailed review of any public submissions, Council Officers will make a further recommendation to Council to support or not support the Planning Proposal to be 'made' by DPE. If supported, DPE will proceed to gazetting the LEP Amendment.

Key opportunities for information and feedback

Tian An Australia will undertake **ongoing consultation** throughout the process, with a website, newsletters, briefings and information sessions



Council may undertake **public consultation** regarding the planning proposal.



Formal public exhibition by council to consider community and state agencies submissions.

ongoing consultation

Community consultation

There are a range of ways to find out more about the proposal and provide feedback. This includes:



The project website
mitchellstreetenfield.com.au



Community newsletters



Neighbourhood doorknocks



Stakeholder briefings



Community Information and Feedback Sessions.

All community and stakeholder feedback will be documented in a Summary of Consultation Outcomes Report, which will be submitted to Council.

Have your say



Visit mitchellstreetenfield.com.au



Call us on 1800 244 863



Email mitchellstreetenfield@urbis.com.au



Drop by one of the following Community Information and Feedback Sessions:

Where: Penfold Ballroom,
Woodstock Community Centre
22 Church Street, Burwood

When: Thursday 27th July, 6pm–9pm
Saturday 29th July, 10am–1pm

APPENDIX C INFORMATION BOARDS

Welcome

4 Mitchell Street, Enfield Planning Proposal

Welcome to the Community Information and Feedback Session.

This session is an opportunity to view proposed plans for 4 Mitchell Street, Enfield. It is also an opportunity to meet members of the project team, ask questions and provide feedback.

Your feedback is important

Community feedback will be collated in a Summary of Consultation Outcomes Report. This will be provided to the project team to help inform ongoing planning and design.

Feedback forms are available at the registration desk. You can also post your feedback to us using the available Reply Paid envelopes, or via the website www.mitchellstreetenfield.com.au

Who is here today?

Tian An Australia

Land owner

Urbis

Town Planning

DEM

Urban Design
and Landscape
Architecture

Bitzios

Traffic
Consultants

Urbis

Community
Consultation



Artists impressions of the site from Mitchell Street close to the entrance to Henley Park.

To find out more about the project or provide your feedback, contact us on:

☎ 1800 244 863

✉ mitchellstreetenfield@urbis.com.au

🌐 www.mitchellstreetenfield.com.au

Background and context

4 Mitchell Street, Enfield Planning Proposal

4 Mitchell Street Enfield is currently the location of the NSW Head Office for Vision Australia. Vision Australia have identified that the site is no longer suitable for their use, and are relocating to improve service delivery to clients in Sydney.

The site was recently purchased by Tian An Australia Limited, a property management and development company.

Recent projects by Tian An Australia include:

- Burwood Square, a mixed-use development in Burwood Town Centre including residential apartments, retail and commercial office space
- Bridgeview, a boutique development of 23 apartments in Annandale.

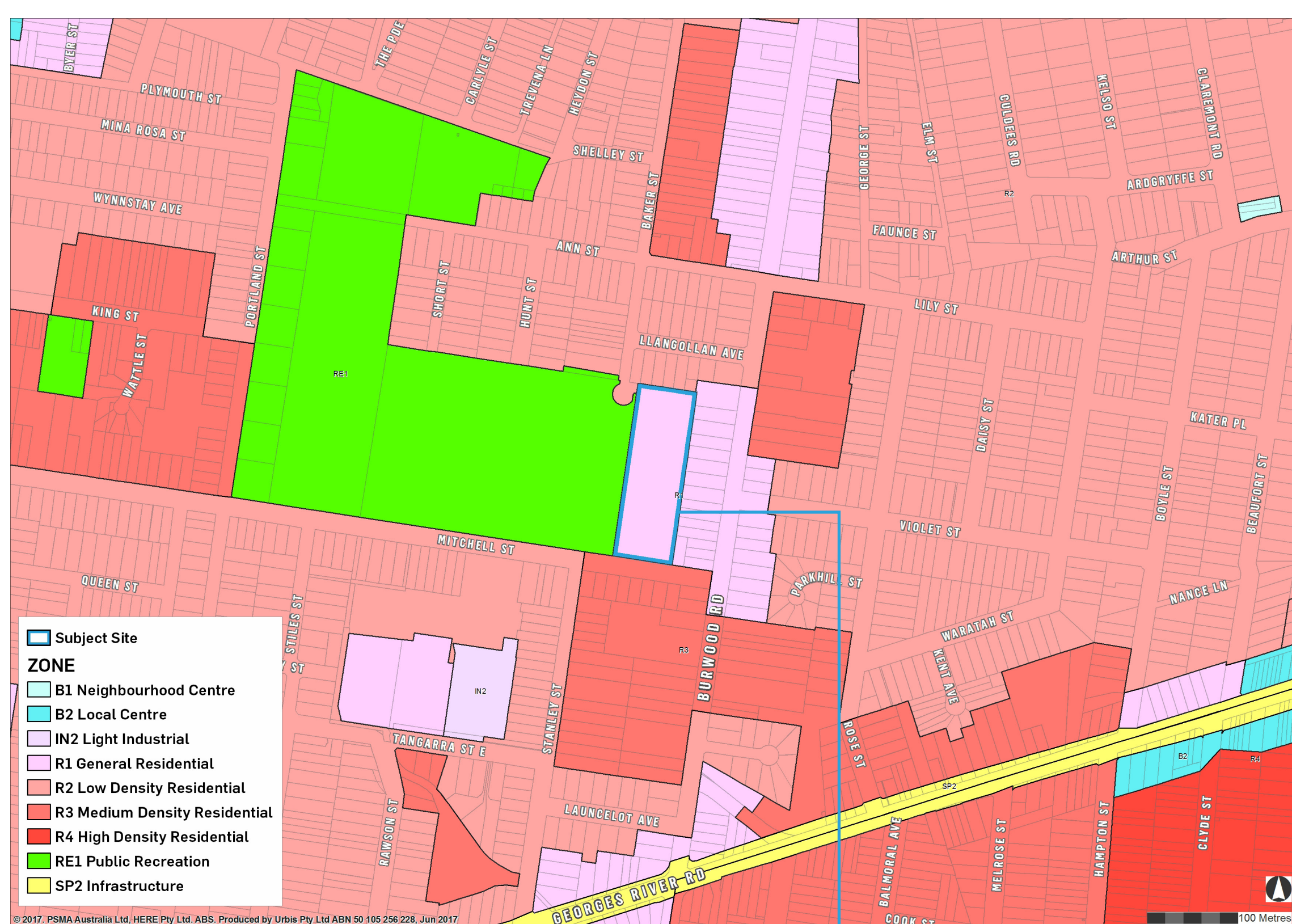
For more information, please visit www.tianan.com.au



Aerial view of the site.

What's the vision for the site?

- create a residential community with a unique sense of place and identity
- positively respond to the existing context and character of the area
- achieve design excellence through high quality architecture and design
- offer diverse housing opportunities, including affordable housing for the local area
- provide a highly ecologically sustainable development which sets a benchmark in the local area
- deliver community benefits and enhance the setting of Henley Park
- engage with the local community, stakeholders and Burwood Council to inform a positive outcome for the site and surrounding area.



Current zoning map applicable to the site.

The site is zoned R1 - General Residential, which allows for residential flat buildings. The existing commercial industrial building does not comply with the current zoning.

The Planning Process

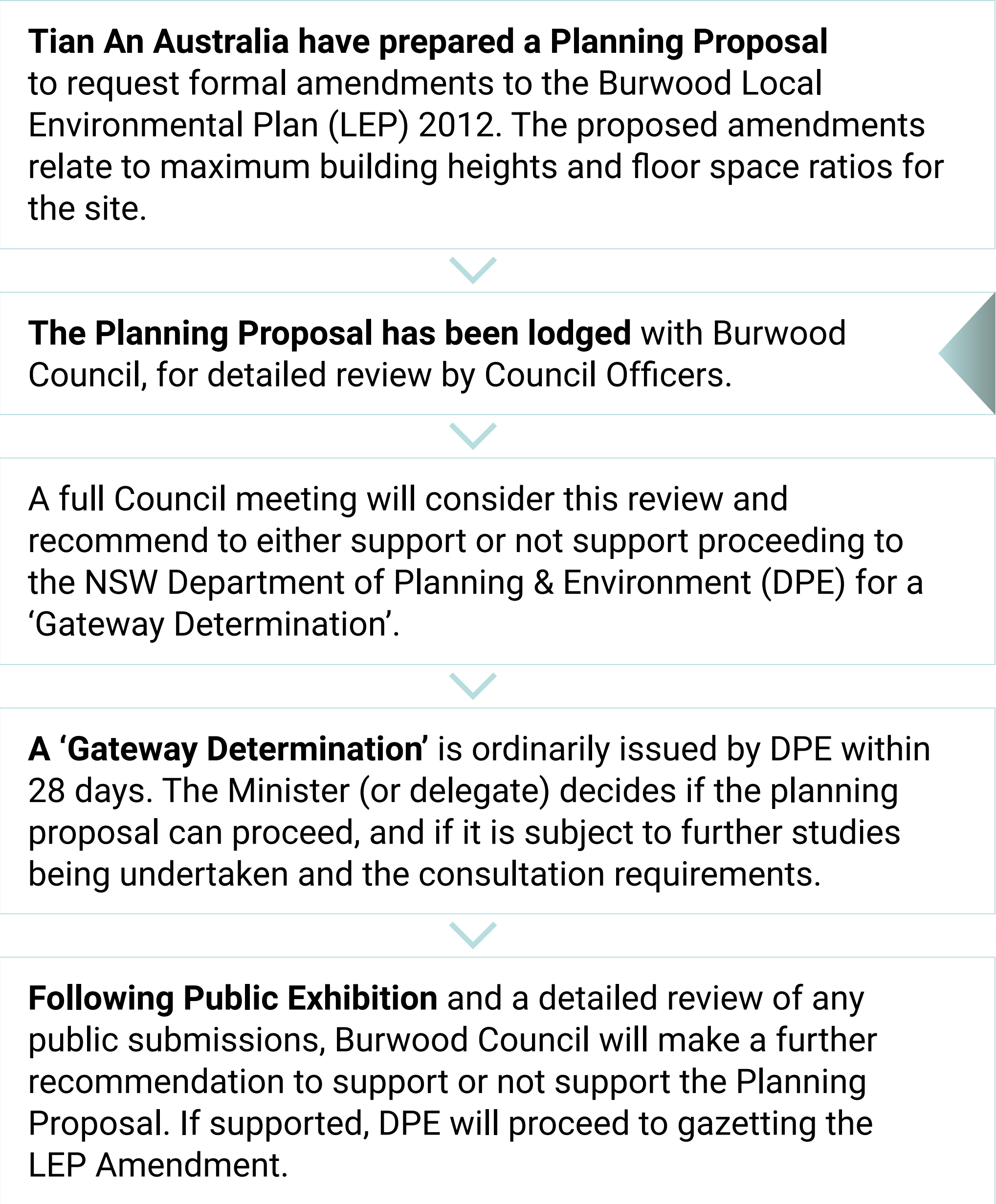
4 Mitchell Street, Enfield Planning Proposal

The Planning Process

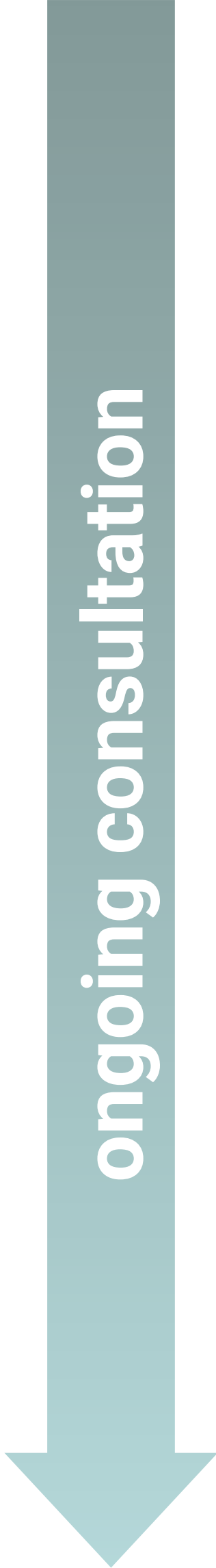
Tian An Australia has lodged a Planning Proposal with Burwood Council, requesting formal amendments to the Burwood Local Environmental Plan (LEP) 2012.

The proposed changes include amending the height of building control to 21m and the floor space ratio control to 1.4:1. No changes to the current zoning or permitted land uses are proposed.

Planning pathway



We are here



Next steps

If the Planning Proposal is approved, detailed design and planning will be undertaken to inform a Development Application (DA).

Approval of the Planning Proposal does not guarantee approval of the DA.

Tian An Australia will engage with the community throughout the process.

The Planning Proposal

4 Mitchell Street, Enfield Planning Proposal

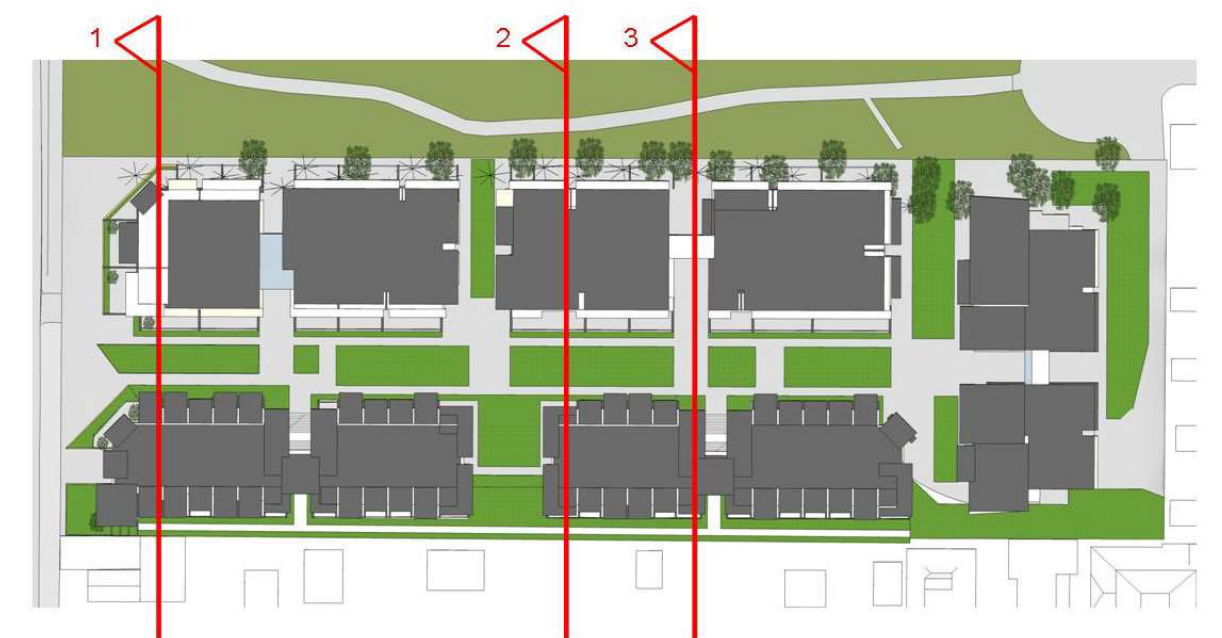
Key features

Residential development

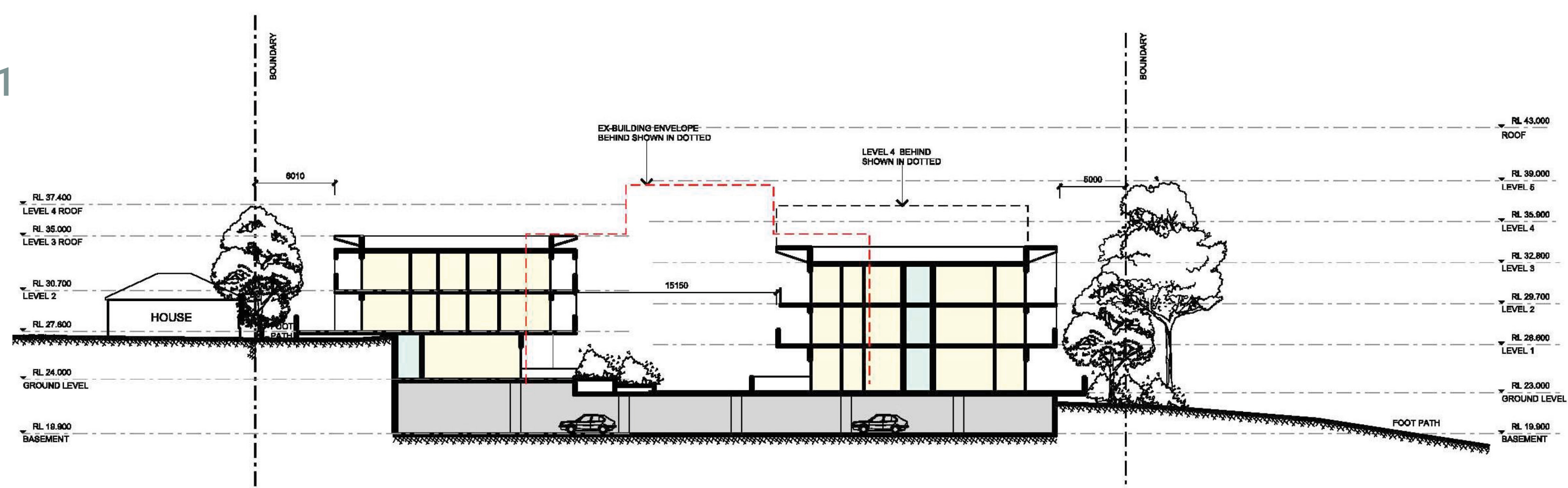
- A mix of town houses and apartments to accommodate 183 residential dwellings
- Detailed design and analysis has not yet been undertaken, but a mix of 1,2 and 3 bedroom dwellings may be proposed.

Height and floorspace

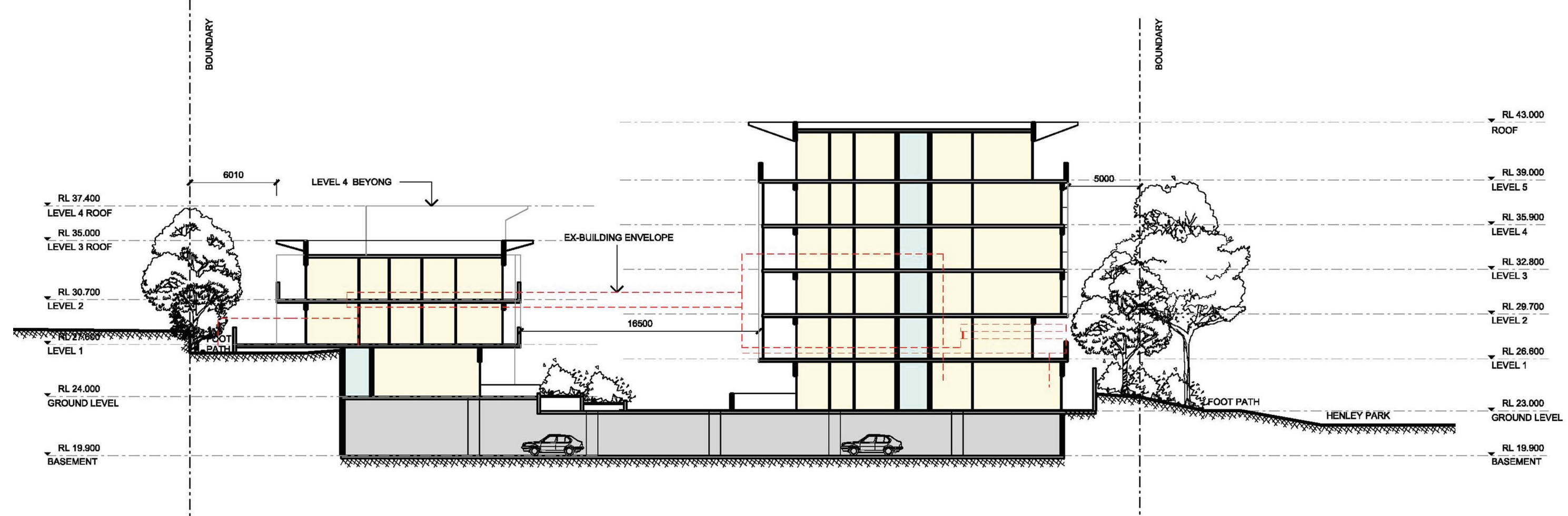
- Buildings of different heights are proposed, ranging from 2 storeys up to 6 storeys
- Subject to detailed design, buildings with lower heights will be set-back from Mitchell Street, Henley Park and neighbouring residences.



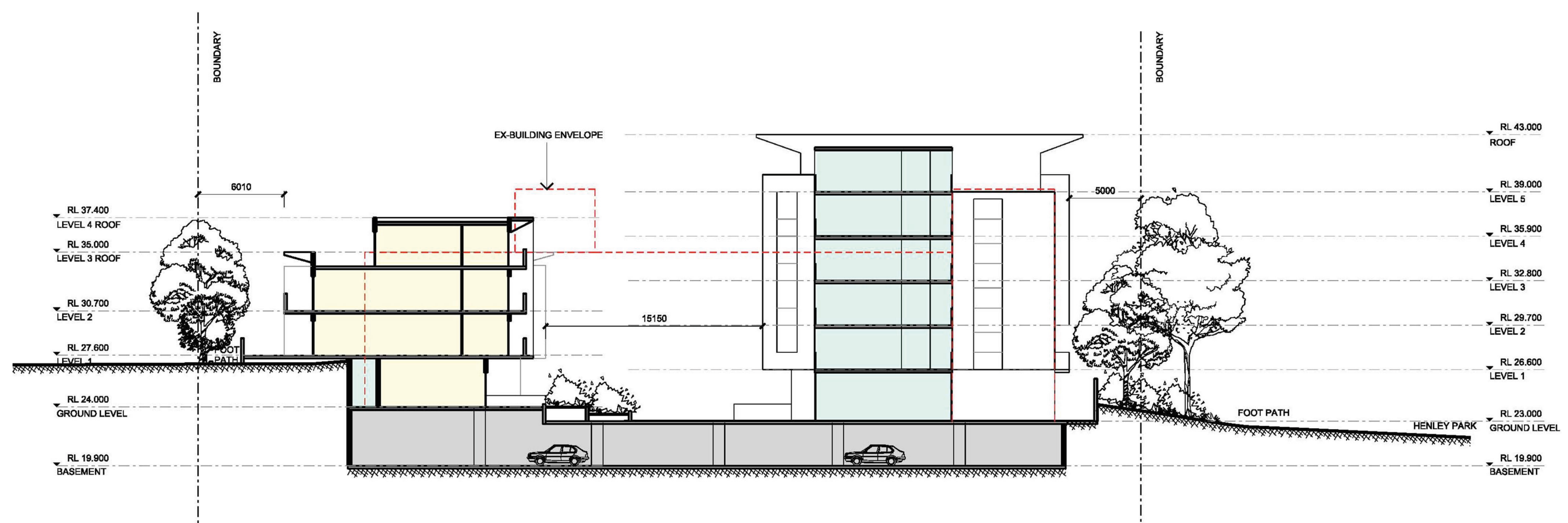
Section 1



Section 2



Section 3



To find out more about the project or provide your feedback, contact us on:

1800 244 863

mitchellstreetenfield@urbis.com.au

www.mitchellstreetenfield.com.au

The Planning Proposal

4 Mitchell Street, Enfield Planning Proposal

Traffic and parking

- The development will include onsite basement carparking for residents and visitors.
- Bitzios Consulting traffic engineers have prepared a traffic modelling and assessment for the site, which indicates that traffic generated by the proposed development is expected to result in a net decrease of 36 vehicles in the AM peak and 3 vehicles in the PM peak, compared to movements associated with the current commercial use.

Open space and landscaping

- The site enjoys significant trees and vegetation, giving a leafy and green character adjacent to Henley Park.
- A landscape plan will be developed to ensure the development retains significant trees, green space and connects appropriately with Henley Park.

Community needs

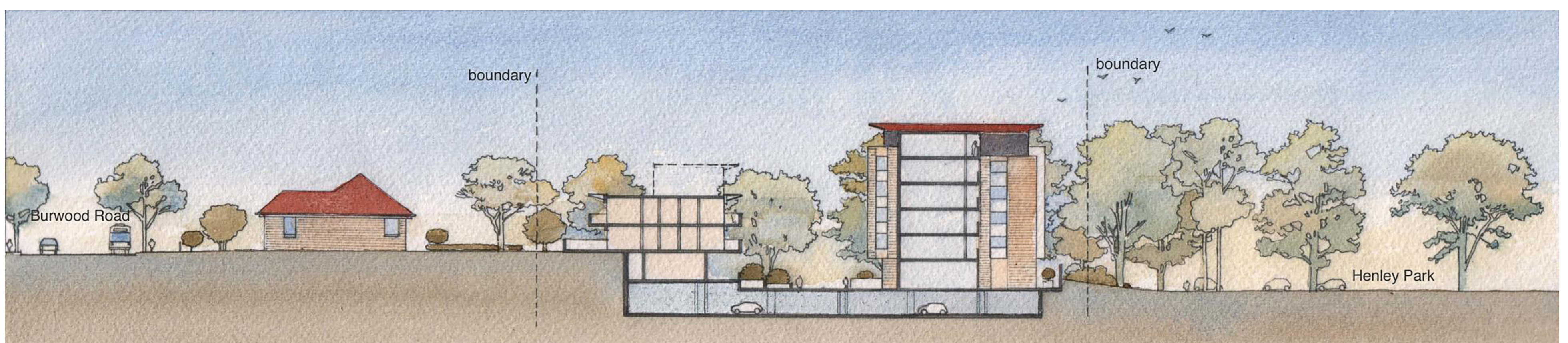
- Tian An Australia are discussing with Council key community needs and amenities that may deliver benefits to the surrounding community.
- Some ideas include a multi-use community facility with a café and after school care, to create an active interface with Henley Park.



Indicative view from Mitchell Street



Indicative elevation view showing detail of apartments facing west




Indicative section of proposed townhouses looking south towards Mitchell Street

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🌐 www.mitchellstreetenfield.com.au



Thank you for attending the Community Information and Feedback Session today

**Your views are important and
will help to inform future detailed
planning and design.**

Please complete a feedback form and:

- post it in the box at the registration desk or
- mail it in the supplied Reply Paid envelope.

All community feedback will be documented in a Summary of Consultation Outcomes Report, which will be provided to the project team and submitted to Council.

How can I find out more?



Visit www.mitchellstreetenfield.com.au to review the information displayed today



Call us on **1800 244 863**



Email us at
mitchellstreetenfield@urbis.com.au



Look out for community newsletters
providing further updates.

APPENDIX D COMMUNITY FEEDBACK FORM



4 MITCHELL STREET ENFIELD - FEEDBACK FORM

Thank you for attending the Community Information and Feedback Session. Your feedback is important to identify key issues to be considered in future detailed planning and design.

Please place completed forms in the box provided, or return your feedback via:

E-mail: mitchellstreetenfield@urbis.com.au

Post: In the Reply Paid envelope supplied OR mail to:
Urbis
4 Mitchell Street Consultation Team
201 Sussex Street
Sydney NSW 2000

Phone: 1800 244 863

You can also visit www.mitchellstreetenfield.com.au to view all the information displayed today.

1. How did you find out about the Community Information and Feedback Session today?

2. Please indicate the answer that best describes you (please tick).

☐ Local resident ☐ Local business

☐ Other : _____

3. What aspects of the proposed vision for 4 Mitchell Street do you like *the most*?

4. What aspects of the proposed vision do you like *the least*?

5. Thinking about the proposed features of the Planning Proposal, what are the key issues that will be important to consider further in detailed planning and design?



4 MITCHELL STREET ENFIELD - FEEDBACK FORM

6. Are there community needs and uses that should also be considered to inform further detailed planning and design?

7. Do you have any other comments or suggestions you would like to make?

8. Thinking of today's session, please respond to the following statements (Please tick):

Agree Disagree

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | I have been able to find out information about the project |
| <input type="checkbox"/> | <input type="checkbox"/> | The information presented was relevant |
| <input type="checkbox"/> | <input type="checkbox"/> | The information was clearly presented |
| <input type="checkbox"/> | <input type="checkbox"/> | My questions were answered |
| <input type="checkbox"/> | <input type="checkbox"/> | I was able to provide my thoughts and feedback on the proposal |
| <input type="checkbox"/> | <input type="checkbox"/> | I felt that my feedback was listened to |
| <input type="checkbox"/> | <input type="checkbox"/> | The Project Team was helpful. |

9. If you would like to receive further information about the Planning Proposal, please provide your contact details below:

| | |
|---------|--|
| Name | |
| Email | |
| Phone | |
| Address | |

Thank you for your feedback.



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