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Ms Diwei Luo
Manager Strategic Planning
Burwood Council
Suite 1, Level 22, 1-17 Elsie Street
Burwood
NSW 2134

Dear Diwei,

4 MITCHELL STREET, ENFIELD - PLANNING PROPOSAL UPDATED ADDENDUM REPORT

I write further to our recent meeting on 27th August 2018 regarding the above Planning Proposal. This followed the publication of the minutes from the Burwood Council Local Planning Panel meeting (LPP) which was held on 14th August 2018.

At the LPP, the Panel Members resolved by majority to support the Planning Proposal subject to the following recommendations:

1. *The assessment under SEPP 65 and LEP 2012 being correct, as the Panel is not in a position to determine the accuracy of such assessment.*
2. *The preparation of a site specific DCP that reflects the principal design parameters in the hypothetical design. The Panel acknowledges that future development may occur, however any variation would be subject to consideration of the relevant planning controls.*
3. *The inclusion of a significant proportion of units between 5%-10% for affordable rental housing consistent with Metropolis of Three Cities by the Greater Sydney Commission.*

The Panel does not support the inclusion of the additional uses in Schedule 1 to LEP 2012 that are prohibited in the R1 zone. The Panel accepts that sufficient flexibility is provided through permissible uses in the R1 zone such as "Neighbourhood Shops".

The Panel does not support the exclusion of the proposed non-residential areas from the calculation of "gross floor area" given that any floor area adds to the bulk of any development.

The Panel does not fully accept the conclusions of the Traffic Assessment in relation to:

1. *The ingress/egress from Baker Street and the impact on the limited available capacity of nearby local streets.*
2. *The cumulative impact on Mitchell Road from the development of the Flower Power Site.*

Accordingly, the Planning Proposal documentation has been revised to address the matters raised above. This has resulted in the lodgement of this updated suite of information to the Council, which includes the following information:

- An ADG (SEPP65) Compliance Summary Report prepared by Bureau of Urban Architecture.
- A working Draft Site Specific DCP which identifies principal design parameters for the concept design.
- An updated Traffic Report prepared by Bitzios Consulting.
- The removal of the previous request for add 'Additional Local Provisions' under Part 6 of the BLEP, along with the removal of the proposed addition of business premises and retail premises up to 300sqm from Schedule 1 of BLEP.

This information should be read in conjunction with the following information which was lodged with Council previously:

- Environmental Site Investigation Report (prepared by JBS&G, 28 June 2017) – lodged in July 2017.
- Report on Geotechnical Investigation (prepared by Douglas Partners, June) – lodged in July 2017.
- Letter from Vision Australia dated 28th June 2017 – lodged in July 2017.
- Community Benefit Feedback Session Memo (dated 3rd July 2017) – lodged in July 2017.
- Construction Cost Estimate (dated 30th June 2017) – lodged in July 2017.
- Urban Design Report & Architecture Report (prepared by Bureau of Urban Architecture, dated 21st May 2018) – lodged in May 2018.
- Updated Traffic and Parking Impact Assessment Report (prepared by Bitzios Consulting, dated 18th May 2018) – lodged in May 2018.
- Arboricultural Impact Appraisal and Method Statement (prepared by Naturally Trees, dated 29th January 2018) – lodged in May 2018.
- Consultation Outcomes Report (prepared by Urbis, dated November 2017) – lodged in May 2018.
- LEP Mapping (prepared by Bureau of Urban Architecture) – lodged in May 2018.
- Letters from Council dated 5th February 2018 and 30th April 2018.
- Revised Services and Utilities Report (prepared by Northrop Consulting Engineers, dated 5th July 2017) – lodged in May 2018.
- Landscape Concept Report (prepared by Site Image Landscape Architects, dated 7th May 2018) – lodged in May 2018.

SUMMARY OF UPDATES

Apartment Design Guide / SEPP 65 Assessment

An assessment of the indicative design concept scheme against the requirements of the Apartment Design Guide (ADG) has been undertaken by the project architect, Bureau of Urban Architecture.

This Compliance Summary Report concludes that the proposed scheme complies, or has the ability to comply, with the requirements of Part 3 and 4 of the ADG.

Site Specific DCP

To address the Panel recommendations, Urbis have prepared a draft DCP document which seeks to reflect the principal design parameters in the concept design. This includes provisions for building setbacks, character of Mitchell Street, communal open space, building articulation, landscaping, access and affordable housing.

It is proposed that this document will form starting point of discussions with Council for a site specific DCP to cover this site, if the Planning Proposal proceeds to Gateway Determination. It is anticipated that the DCP will be worked up with Council and exhibited concurrently with LEP amendments.

The draft DCP includes a provision relating to the Planning Proposal accommodating a scheme to provide affordable housing consistent with the requirement of the Greater Sydney Region Plan.

Local LEP Provisions and Additional Permitted Uses

The Panel did not support the inclusion of additional uses in the R1 zone and also did not support the exclusion of non-residential areas from the calculation of 'gross floor area'.

To address these points the Proponent has removed the request to amend Part 6 of the Burwood LEP 2012 which sought to introduce an additional local provision relating to non-residential floorspace.

The Proponent has also removed the request to include business premises and retail premises up to 300sqm from the proposed amendments to Schedule 1 of the Burwood LEP. However, the amended Planning Proposal still seeks to retain the request to introduce food and drink premises (up to 300sqm maximum GFA) as an additional permitted use at the site.

This approach has been taken because the current zoning of the site would allow a neighbourhood shop to be developed, however this would not include a café use which would be ideally situated at the lower ground floor of the site adjacent to the edge of Henley Park. This type of use will assist in activating the park edge and provide a new local facility for residents, which will benefit the site and surrounding area.

Traffic Assessment – Additional Information

The Panel did not fully accept the conclusions of the Traffic Assessment in relation to the Baker Street access and the cumulative impact on Mitchell Street from the development of the Flower Power site. To address this Bitzios Consulting provided Additional Supplementary Information to address the queries.

Bitzios has undertaken additional traffic counts and SIDRA analysis. This additional information confirms that:

- Based the latest survey and expected traffic distribution, the development is unlikely to increase traffic volumes on Baker Street and nearby local streets, nor impact upon their capacity.
- The position following the development of the Flower Power site for residential development is that the future operation of Burwood Road/ Mitchell Street intersection will operate with a Level of Service (LoS) of 'A' for all scenarios (AM/PM weekday and Saturday) in 2022, and will have a LoS of 'A' in the weekday PM and 'B' in the Weekday AM and Saturday. This demonstrates that the intersection will be operating appropriately even when the proposed development is considered in light of the Flower Power development.

CONCLUSION

This letter and suite of additional information is provided to address the comments of the Panel following the meeting on 14th August 2018. It is now anticipated that the Planning Proposal can be reported to the Council meeting on 25th September 2018.

The Proponent considers that there is a clear public benefit for proceeding with this Planning Proposal, and an appropriate scheme can be brought forward at this site. The proposed LEP amendments will facilitate a high-quality built form and beneficial outcome for the site and Enfield generally. As such, we believe the Planning Proposal should be favourably considered by the Council.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping horizontal line extending to the right.

Nik Wheeler
Associate Director