



Burwood Council

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NOTICE OF BURWOOD LOCAL PLANNING PANEL MEETING

The meeting of the Burwood Local Planning Panel will be held in the Council Chamber, Suite 1, Level 2, 1-17 Elsie Street, Burwood on Tuesday, 14 August 2018 at 6.00pm.

Bruce Macdonnell
GENERAL MANAGER

Our Mission

**Burwood Council will create a quality lifestyle for its citizens
by promoting harmony and excellence in the delivery of its services**

(ITEM GB11/18) PLANNING PROPOSAL FOR 4 MITCHELL STREET ENFIELD (FORMER VISION AUSTRALIA SITE)

File No: 18/25746

REPORT BY MANAGER STRATEGIC PLANNING

Summary

The Planning Proposal (PP) for 4 Mitchell Street Enfield relates to the former Vision Australia site. The PP seeks to increase the maximum permitted building height from 8.5 metres to 18 metres and the maximum permitted floor space ratio (FSR) from 0.85:1 to 1.4:1, to facilitate a residential unit development. Additional permitted uses are also proposed to facilitate some business activities on the site. An assessment of the PP undertaken by Cardno (on Council's behalf) found that the PP could generally be supported. The recommendations of the Panel are sought ahead of reporting this matter to the Elected Council.

Background

Urbis Pty Ltd, on behalf of Tian An Pty Ltd, lodged the initial PP to Council on 6 July 2017 for the site at 4 Mitchell Street Enfield (the former Vision Australia site). This PP sought to increase the maximum building height to 18 metres and the maximum residential FSR to 1.4:1.

Cardno was appointed by Council to undertake an independent assessment of the PP. Cardno have been involved in a preliminary review of the submitted documentation, as well as requesting further information from the proponent.

Following consultation with Council Officers and Cardno, the proponent amended their PP on 29 May 2018. The proponent engaged a new architect, Bureau of Urban Architecture, to assist with its development concept. The amended PP further proposes a series of three graduating maximum heights, between 200-400 square metres of non-residential floor space (above the maximum residential FSR of 1.4:1) and the introduction of site specific provisions in the *Burwood Local Environmental Plan 2012* (BLEP).

Cardno has prepared a detailed assessment report with recommendations on the amended PP.

Proposal

Subject Site and Existing Development Standards

The subject land is shown on the maps below. The subject land is approximately 12,619 square metres. Adjoining the land to the west is Henley Park.

The subject land is zoned R1 General Residential (R1) under the BLEP with a maximum building height of 8.5 metres and a maximum FSR of 0.85:1. With the exception of Henley Park the site is in the vicinity of three Residential Zones of varying type and density. The highest permissible density in the immediate vicinity is an FSR of 1.2:1 upon the Flower Power site, located to the south of Mitchell Street.

It should be noted that the previous Vision Australia use operated under existing use rights, and as such, the former use of the site was a non-conforming use in the zone.



Proposed Development Standards

The PP before Council seeks an amendment to the BLEP to increase the maximum permitted building height from 8.5 metres to 18 metres and the maximum permitted floor space ratio (FSR) from 0.85:1 to 1.4:1.

No change to the zoning of the land is proposed. The PP anticipates the construction of a five storey residential flat building, with rooftop communal space. The development would be subject to the approval of a future Development Application (DA).

An indicative development concept is shown below.



The development yield is approximately 183 apartments, being an additional 26 apartments than the scheme which was initially proposed (by DEM Architects) which was for 157 apartments. The proposed 183 apartments comprise a mix of one, two and three bedroom units. The development also provides for approximately 300 square metres of non-residential space on the lower ground level fronting the park.

Assessment of the Planning Proposal

Cardno's Independent Urban Design and Traffic Assessment is at **Attachment 1**. The key findings are summarised below:

- The PP and proposed development satisfies the objectives of the R1 zoning in so far as that zone seeks to provide for a variety of housing types and densities, and provide for other land uses that meet the day to day needs of residents. Residential flat buildings are a permitted use in the zone.
- Neighbourhood shops are the only type of commercial premises permitted in the R1 zone, hence additional permitted uses are being proposed in this PP to facilitate a wider range of

commercial activities, including business premises, food and drink premises, and retail premises.

- The submitted PP and its supporting documentation have satisfactorily responded to the urban design and technical issues raised by Cardno.
- The scale of the site has enabled comprehensive master planning of the site to address potential impacts on the surrounding neighbourhood.
- The PP would provide a graduating height, being a maximum of 18 metres and stepping down to 15 metres and 12 metres, providing for a transition of heights toward the site boundaries. The proposed development has been designed with regard to the existing height of the Vision Australia building.
- The design seeks to protect solar access to surrounding residences and the park. The proposed separation into two u-shaped buildings minimises the visual bulk of the proposed development as viewed from Henley Park. A central through site link for pedestrians promotes accessibility to, and permeability of, the site.
- Protection of existing established trees within Henley Park, as well as proposed new plantings and landscaped screening upon the site, seeks to minimise the visual impact of the proposed residential development upon the surrounding low density residential context.
- The site is well located in terms of access to public transport, other services and employment centres.
- Vision Australia vacating the subject site has resulted in a loss of employment on the site. The proposed non-residential uses would partly compensate this jobs loss. In this regard, this area of Enfield is not identified in any strategic plan as an employment area, so a small component of employment land is considered reasonable.
- Non-residential uses are to be provided to activate the ground floor edge with Henley Park. These could take the form of convenience retail or cafés which would work well with adjacent Henley Park.
- The traffic impact of the proposed future development is assessed to be satisfactory.

The assessment of the PP finds that the proposed building height and FSR increases could be supported, and the proposed development has urban design and planning merit.

Consultation

The applicant approached Council in early 2017 with its initial PP concept. A meeting was held where the applicant presented an initial proposal and indicated its intention to prepare a PP. Pre-PP advice was provided by Council Officers.

A PP was submitted in July 2017. Cardno was engaged to undertake an assessment of the PP on Council's behalf. Council and Cardno provided feedback on the initial PP, which led to the submission of an amended PP in May 2018. The amended PP is the subject of this report.

The proponent undertook its own community consultation during July 2017. Should Council progress the PP, the PP would be submitted to the Department of Planning & Environment for a Gateway Determination. The Determination would set out formal requirements for public exhibition and community consultation.

Planning or Policy Implications

In accordance with the Local Planning Panel Direction dated 23 February 2018, this PP is to be referred to the Burwood Local Planning Panel for advice ahead of any formal consideration by the Elected Council so the Council may have the benefit of the Panel's expert advice.

Financial Implications

The cost of engaging Cardno to undertake the independent assessment of the PP has been covered by the PP fees paid to Council.




Conclusion

The PP seeks an increase to the current maximum building height and FSR permitted upon the subject land. No change to the current zoning is proposed. The external assessment of the PP has found that there is urban design and planning merit in the scale of development proposed.

Recommendation(s)

That the Burwood Local Planning Panel considers the Planning Proposal for 4 Mitchell Street Enfield and provides its recommendation on the application.

Attachments

- 1  Cardno Assessment Report
- 2  Planning Proposal
- 3  Urban Design & Architecture Report