



Urbis Pty Ltd
Level 23, Darling Park Tower 2
201 Sussex Street
SYDNEY NSW 2000

Our Ref.:18/32236

23 August 2018



Dear Sir/Madam

PLANNING PROPOSAL FOR 4 MITCHELL STREET ENFIELD

The Burwood Local Planning Panel (the Panel) at its meeting on 14 August 2018 considered a Planning Proposal (the proposal) for the abovementioned site. The proposal seeks to increase the maximum permissible height of buildings 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. It also seeks to include additional permitted uses to facilitate some commercial activities on the site.

The Panel inspected the site prior to the meeting to familiarise itself with the environment. By majority, the Panel supported the proposal subject to:

172. The assessment under the relevant State Environmental Planning Policy and Local Environmental Plan being correct, as the Panel is not in a position to determine the accuracy of such assessment.
173. The preparation of a site specific Development Control Plan 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.
174. 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 did 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 did not fully accept the conclusions of the Traffic Assessment in relation to:

115. The ingress/egress from Baker Street and the impact on the limited available capacity of nearby local streets.
116. The cumulative impact on Mitchell Street from the development of the Flower Power site.

Minutes of the Panel meeting can be viewed on Council's website at http://www.burwood.nsw.gov.au/verve/resources/4223_001.pdf.

The proposal will be presented to an upcoming Council meeting for consideration by the Elected Council. You will be advised of the date and time of the Council meeting.

If you have any enquiries please contact Council's Strategic Planning team on 9911 9911.

Yours sincerely

Diwei Luo
MANAGER STRATEGIC PLANNING