



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

Our Ref.: 18/38274
4 October 2018

Dear Sir/Madam

**PLANNING PROPOSAL FOR 4 MITCHELL STREET ENFIELD
(FORMER VISION AUSTRALIA SITE)**

Burwood Council at its meeting of 25 September 2018 considered a Planning Proposal (PP) received by Council for the abovementioned site. The PP 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. Additional permitted uses are also proposed to facilitate some non-residential activities, such as a café, on the site.

Council resolved to refuse the PP for the following reasons:

- a. The PP does not demonstrate strategic merit to increase FSR and heights above the existing provisions of the current zoning.
- b. Enfield is not identified as a strategic or district centre under the Greater Sydney Regional Plan “A Metropolis of Three Cities”, and “Eastern City District Plan”.
- c. There has been no strategic study or report on the site to justify the increase of FSR or heights.
- d. Burwood Local Environmental Plan (BLEP) 2012 sets out a planned and orderly approach to planning with uplift encouraged in the Burwood Town Centre (BTC) and Strathfield Town Centre (STC) in order to protect the lower density residential character and streetscape of the properties outside these Centres. Council is concerned that the approval of the PP will create a precedent for other similar sites or future consolidated sites in the R1 zone and undermine this planning principle.
- e. Under the current BLEP, Burwood is set to meet its housing targets as set out under the Eastern City District Plan and therefore the strategic merit of the PP to increase housing supply is not met.
- f. Appropriate increase of housing supply that reflects orderly planning can be met under the existing zoning provisions for the site. Therefore there is no strategic merit in the PP.
- g. The current provisions under the zoning for the site would allow for greater housing choice. It is noted that the Burwood Local Government Area has adequate supply of residential flat buildings of this scale; it however, lacks smaller style medium density developments that are allowed under the current zoning provisions.

- h. While the existing former Vision Australia site was a non-complaint use, this is not a planning justification to increase the density or heights greater than that allowed under the current provisions of the R1 Zone.
- i. The applicant's traffic report has not considered existing traffic congestion resulting from the nearby primary school and not considered the narrow carriage of the local streets which are reduced to one lane due to pressure of on street parking.
- j. The applicant's traffic report has only considered movements north/south and not movements to and from the site from Coronation Parade or to Georges River Road, via Portland Street.
- k. The PP is outside what is determined walkability to the Burwood train station being 2 km from the BTC and station. The site is close to one bus stop only.

Minutes of the Council Meeting can be viewed on Council's website at http://www.burwood.nsw.gov.au/council_meetings_-_2018.html

Should you require further information, please contact Council's Strategic Planning Department on 9911 9876.

Yours sincerely



Ms Diwei Luo
GROUP MANAGER STRATEGIC PLANNING, HERITAGE & PLACE PLANNING