

PLANNING PROPOSAL FOR 28-34 VICTORIA STREET AND 23-27 GEORGE ST, BURWOOD

Consistency with the relevant priorities of the Eastern City District Plan

| Eastern City Planning Priority | Action | Comment | Consistent |
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| Infrastructure & Collaboration | | | |
| Priority E1: Planning for a city supported by infrastructure | Action 4: Sequence infrastructure provision using a place-based approach | The proposal includes a new Victoria Street through to George Street pedestrian link. The link improves connectivity between Burwood Station and Westfield, as well as general pedestrian permeability through the immediate locality. It is also generously proportioned in terms of width as well as height clearance and intended to 'face' active spaces within adjoining envelopes. This is expected to achieve typical place-based objectives such as security, identity and activation. | Yes |
| | Action 6: Maximise the utility of existing infrastructure assets, and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities. | The proposal will increase the residential population within close proximity to the Burwood rail station. This increases the number of residents who may use public transport, thereby potentially maximising its utility. The proposal provides an opportunity to increase the overall supply of commercial GFA above that anticipated by the current Burwood LEP. An increase of commercial GFA in close proximity to a railway station is likely to encourage transport to jobs via public transport and reduce the demand for journey to work travel into the Sydney CBD. | Yes |
| Liveability | | | |
| Priority E3: Providing services and social infrastructure to meet people's changing needs | Action 8: Deliver social infrastructure to reflect the needs of the community now and in the future | The PP proposes a mixed-use development, incorporating significant non-residential floorspace which could be used for social or community purposes. There is significant interest in utilising some of this floorspace for specialised medical purposes. | Yes |
| Priority E4: Fostering healthy, creative, culturally rich and socially connected communities | Action 10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, | The indicative development scenario accompanying the PP demonstrates the potential to create a highly permeable, walkable environment with a new through site link which is activated, inclusive and safe. The inclusion of a podium feature establishes a human scale and creates the opportunity to activate the lower levels. | Yes |

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| | resilient and socially connected communities by: -Providing walkable places and a human scale with active street life; -Prioritising opportunities for people to walk, cycle and use public transport; -Co-locating schools, health, aged care, sporting and cultural facilities; -Promoting local access to healthy fresh food and supporting local fresh food production. | The non-residential land use component of the proposal can be designed with sufficient flexibility to accommodate education, health care or cultural facilities. Future uses of the commercial area could also include a component of fresh food supply. | |
| | Action 11: Consider cultural diversity in strategic planning and engagement | This is expected to occur as part of the consultation process, post Gateway. | Yes |
| | Action 14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible. | The indicative envelopes prepared by Architectus include several potential publicly accessible, ground level open spaces. The through site link is proposed as a permanent facility. Both the publicly access ground floor spaces and the through site link could be made available for artistic expression in the form of murals or other examples of public art. | Yes |
| Priority E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport. | Action 22: Prepare local or district housing strategies | Burwood town centre is identified in existing strategies as a suitable location for increased housing. Accordingly, it is anticipated the PP will be consistent with any future housing strategy for the LGA. | Yes |
| | Action 23: Prepare Affordable Rental Housing Target schemes | The proponent is willing to discuss with Council opportunities for affordable rental housing. | Yes |
| Priority E6: Creating and renewing great places and | Action 24: Deliver great places by prioritising people friendly realm and open spaces, integrating social | The indicative concept plan includes a pedestrian friendly, fine grain design, incorporating active uses along the site's frontage and the proposed through site link. | Yes |

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| local centres, and respecting the District's heritage | infrastructure to support social connections and creating streets as places for people and movement | | |
| | Action 26: Conserve and enhance environmental heritage | The proposal does not result in the loss of any heritage items and is sympathetic to heritage items in the vicinity. Refer to the Heritage Impact Assessment by CPH and Section 6.3 of the PP report for further detail. The public benefit offer associated with the PP identifies the opportunity to contribute to the conservation management plan for the Congregational Church on Burwood Road. | Yes |
| | Action 27: Use place-based planning to support the roles of centres as a focus for connected neighbourhood | The proposal encourages the amalgamation of 4 allotments, which creates an opportunity for place based planning (refer to Urban Design Report at Appendix 1) | Yes |
| | Action 28: Use flexible and innovative approaches to revitalise high streets in decline | It is proposed to revitalise both Victoria and George Streets with a new mixed-use building incorporating active frontages and design excellence. It is also proposed to consolidate driveways and improve public domain areas. | Yes |
| Productivity | | | |
| Priority E10: Delivering integrated land use and transport planning and 30-minute city | Action 39: Integrate land use and transport plans to deliver the 30-minute city. | The proposal integrates housing and employment opportunities in a single site, which could minimise employment related commuting. The site is within 400 metres of the Burwood train station, which provides direct services to both the Parramatta and Sydney CBDs. The Burwood town centre also comprises of a significant amount of existing employment opportunities. Future residents are therefore capable of accessing jobs and services within under 30-minutues. | Yes |
| | Action 40: Investigate, plan, and protect future transport and infrastructure corridors. | The proposal does not compromise existing or planned transport or other public infrastructure corridors. | Yes |
| Priority E11: Growing investment, business | Action 44: Provide access to jobs, goods and services in centres. | The site presently comprises of only residential buildings. The proposal will allow for the site to be redeveloped for a mixed used building, incorporating both residential and non-residential floorspace. The PP does not, in fact, seek to amend the existing | Yes |

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| opportunities and jobs in strategic centres | | commercial GFA development standard. However, the proposal will deliver more commercial GFA than generally anticipated by the Burwood LEP as there are obvious efficiencies associated with amalgamating 5 allotments. | |
| | Action 47: Co-locate health, education, social and community facilities in strategic centres along the economic corridor. | The provision of non-residential floorspace will provide an opportunity to incorporate health, education, social and community facilities within the future development. | Yes |
| | Action 49: Review the current planning controls and create capacity to achieve the job targets for each the District's strategic centres. | The proposed site specific review of planning controls provides an opportunity to increase the employment capacity of the site. | Yes |
| | Action 50: Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space. | The proposal involves amalgamating 5 lots, delivering a development site of approximately 5,500m ² . Any development, including the indicative plans included as part of this proposal will include a substantial quantity of commercial floor space, generally within any podium. It is expected that the podium proposed as part of this proposal, or any other potential development scenario, will include retail and commercial land uses. | Yes |
| | Action 51: Encourage opportunities for new smart work hubs | The indicative concept plan includes non-residential floorspace which could incorporate smart work facilities. | Yes |
| | Action 53: Strengthen Burwood through approaches that: a. protect capacity for job targets and a diverse mix of uses to strengthen and reinforce the economic role of the centre. b. considers development initiatives that encourage the development of large | a. The PP encourages the redevelopment of the site, which currently comprises residential buildings, to allow for mixed use buildings, incorporating employment generating land uses. b. The proposal partly relies on a greater residential GFA floor space ratio than what is currently allowed by the Burwood LEP to offset the cost associated with amalgamating such a sizeable area. A beneficial outcome of this is a rare, large volume of commercial floor space spread across large floor plates. | Yes |

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| | <p>floorplate mixed-use buildings.</p> <p>c. improves connections across the centre including permeability of the rail line</p> <p>d. expands the function and type of land uses in the centre</p> <p>e. investigates opportunities to improve and diversify high-time economy offerings</p> <p>f. promote place making initiatives to improve the quality of public spaces</p> | <p>c. A through site link is proposed, connecting George and Victoria Streets, improving walkability and connectivity within the town centre.</p> <p>d. The PP encourages the redevelopment of older style residential buildings to allow for a mixed used building, incorporating a range of land uses. Further, it will allow for the delivery of large commercial floor plates which is somewhat rare in Burwood. This could accommodate new or expanded commercial uses which aren't suited to the high volume of smaller commercial and retail tenancies currently within the centre. This may attract high tech medical uses, tertiary education, and the like.</p> <p>e. Active uses could be provided along the site's frontages and through site links, which could be used for night time uses such as restaurants.</p> <p>f. A mixed use development is proposed, incorporating a range of land uses and facilities, which will ultimately create a new hub for the town centre, with improved public spaces.</p> | |
| Sustainability | | | |
| Priority E15: Protecting and enhancing bushland and biodiversity | <p>Action 68: Protect and enhance biodiversity by:</p> <p>a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors</p> <p>b. managing urban bushland and remnant vegetation as green infrastructure</p> | <p>The site is located within an existing urban environment, and therefore, opportunities to enhance existing biodiversity are limited. This aside, the indicative plans prepared by Architectus include generous landscaping which may encourage local biodiversity.</p> | Yes |
| Priority E16: Protecting and enhancing scenic and cultural landscapes | <p>Action 69: Identify and protect scenic and cultural landscapes.</p> | <p>The subject site does not fall within a scenic or cultural landscape.</p> | NA |

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| Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections | Action 71: Expand urban tree canopy in the public realm | Increased landscaped areas, including new plantings, will be provided as part of any future development. | Yes |
| Priority E18: Delivering high quality open space | Action 73: Maximise the use of existing open space and protect, enhance and expand public open space | New, high quality open space areas are proposed, equating to 3,000 sqm. | Yes |
| Priority E19: Reducing carbon emissions and managing energy, water and waste efficiency | Action 74: Support initiatives that contribute to the aspirational objective of achieving net-zero emissions | Potential for future buildings to incorporate best practice solutions in building construction and operation | Yes |
| Priority E20: Adapting to the impacts of urban and natural hazards and climate change | Actions 80 and 82: Support initiatives that respond to the impacts of climate change and mitigate the urban heat island effect. | Any future development application could include and address principles of Ecologically Sustainable Development. | Yes |