

URBAN DESIGN REPORT

68-72 RAILWAY PARADE AND 2-2A, 4-10 OXFORD STREET

PACIFIC PLANNING

DECEMBER 2016

aleksandar
design group



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Revisions:

Revision B May 2017 for submission



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1

INTRODUCTION

Sydney is growing to its western boundaries. Suburbs like Burwood and Strathfield are undergoing a densification process.

This Urban Design report has been prepared by Aleksandar Design Group as part of a planning proposal that seeks to review the key controls for the corner of 68-72 Railway Parade and 2-2A,4-10 Oxford Street, Burwood.

The comprehensive review of the site and its surroundings reveals that the subject site has the opportunity to provide both additional density and height.

The client has expressed an interest in the opportunity to develop the site into a multi-residential development. Our site investigation and comprehensive review of the site has illustrated an opportunity for a rezoning.

This urban design report examines :

- Appropriateness of current controls to site context and strategic planning framework
- Building envelope testing (height, setbacks, floor plate, efficiencies, bulk, mass and overshadowing, Apartment Design Guide amenity/ building separations)
- 3D modelling of the built form proposed on the subject site and on adjacent properties is provided to demonstrate impact as well as contextual fit
- The impact of the redevelopment on neighbouring sites

In thoroughly examining these issues this report identifies a preferred built form that satisfies the above objectives.

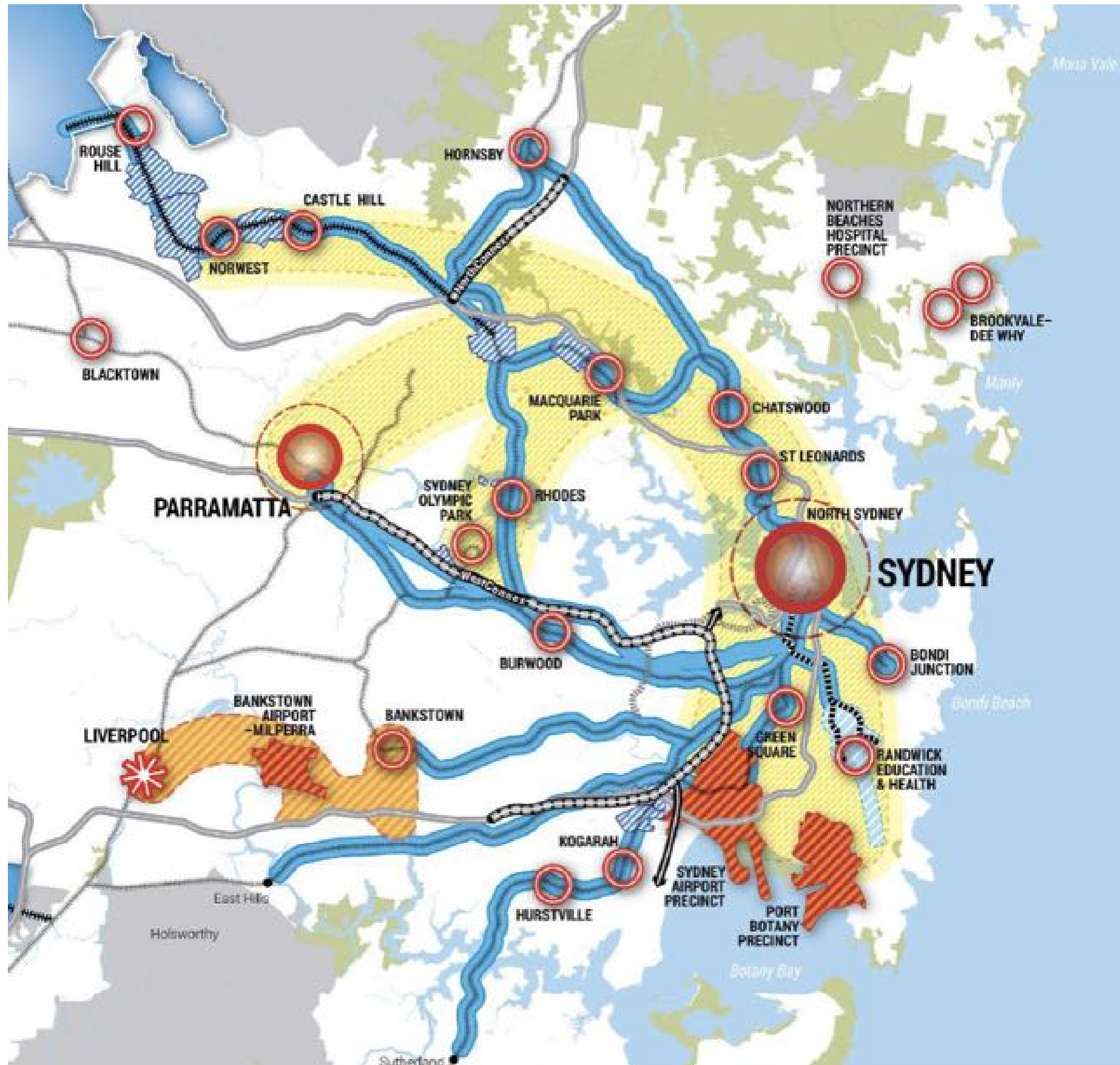
This Urban Design Report has been prepared by Aleksander Design Group to inform the future development of the subject land, being 68-72 Railway Parade & 2-2A Oxford Street, Burwood. This Report considers the history and background of the site, the existing planning controls, the strategic context and the opportunities and constraints for the development of the land. The site is subject to an existing development consent for an 8 storey residential flat building comprising 87 apartments over 2 basement parking levels. The approval was issued prior to the acquisition of the adjoining lots to the south, which will facilitate greater development potential in a well-located position.

The findings of the report present a number of options for redevelopment, including massing and elevations, which will inform a planning proposal for submission to Burwood Council seeking to amend the development controls.

2

STRATEGIC POSITION

Analysis of the site within its strategic context



A Plan for Growing Sydney

A Plan for Growing Sydney is the Government's Plan to manage the growth of Sydney over the next 20 years. It is intended to guide land use planning decisions and presents a strategy for accommodating Sydney's projected population growth.

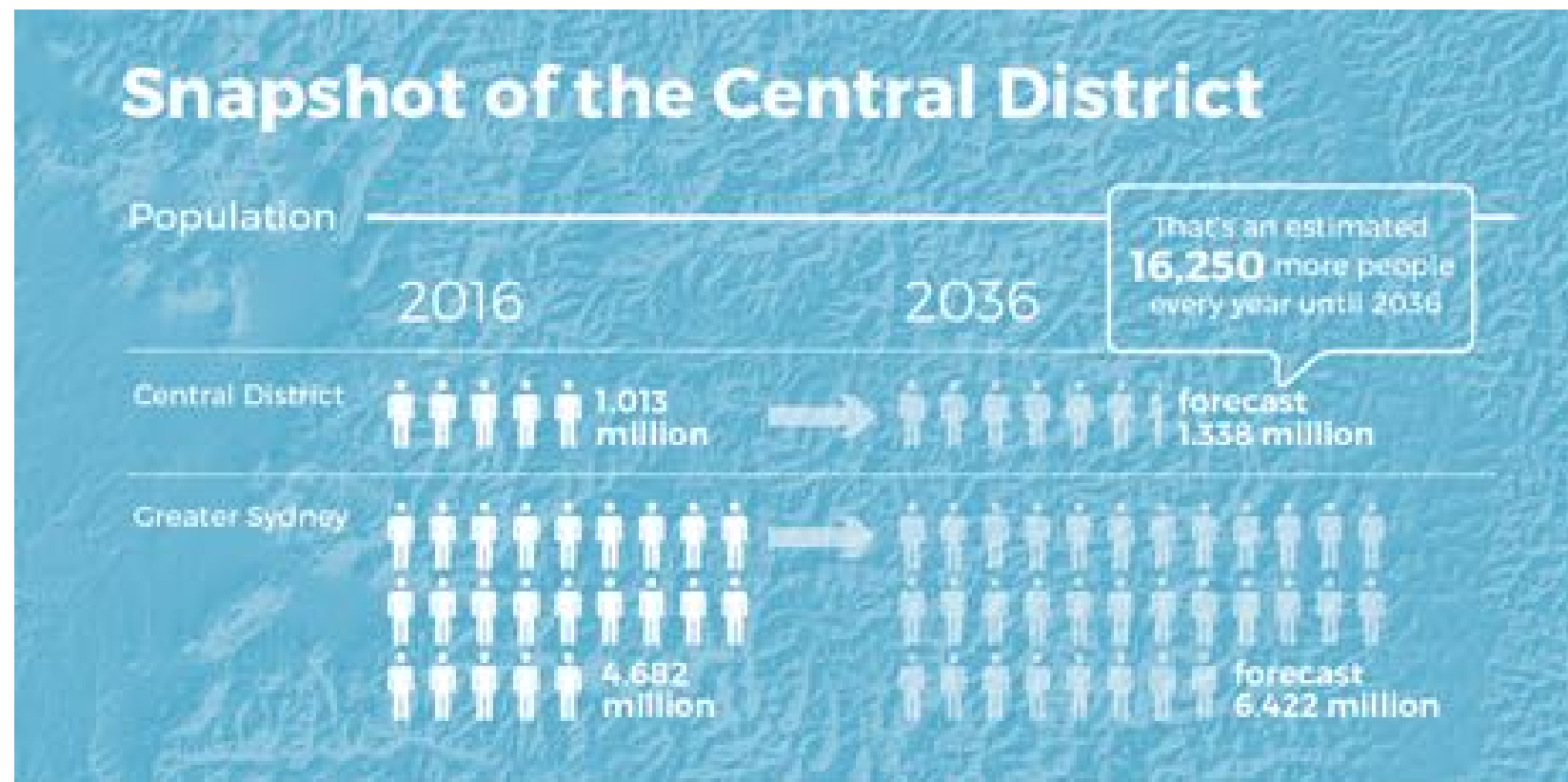
The Plan supersedes the Metropolitan Plan for Sydney 2036 and is broad in its application, however targets some specific objectives such as the expansion and enhancement of Western Sydney; the provision of increased housing numbers and densities near transport and employment areas; and the provision of greater connectivity throughout Sydney.



Central Subregion

The site is located in the Central Subregion, which is one of six subregions across Sydney. On 21 November 2016, the Greater Sydney Commission put on public exhibition the six District Plans. The Plans set out the opportunities, priorities and actions and provide the means by which *A Plan for Growing Sydney* can be implemented.

The site borders the Burwood town centre, approximately 500 metres from the train station. Burwood is identified as a Strategic Centre under *A Plan for Growing Sydney*. A Strategic Centre is an area of intense, mixed economic and social activity built around the transport network. Under the Central subregion District Plan, Burwood is identified as a 'District Centre', being a centre that has jobs, facilities and services that support the district population.



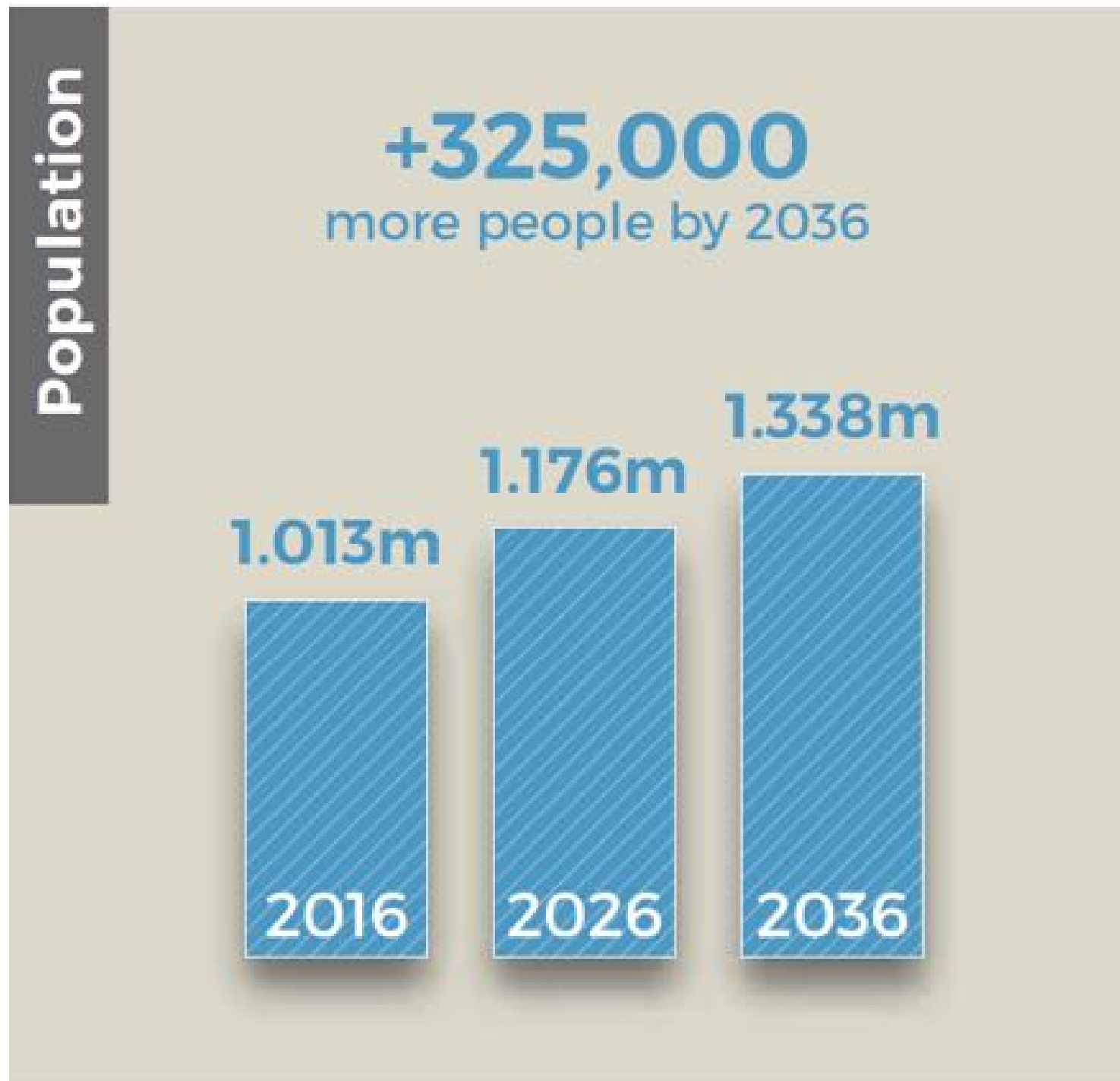
Central subregion population projections

To inform the preparation of the District Plans, the Department of Planning and Environment released population household and dwelling projections for the period 2011 to 2031. The central subregion was expected to grow by 266,850 people over the 20-year period, growing at an annual growth rate of 1.4% each year to 2031.

The draft Central District Plan forecasts an increase in the District's population of 325,000 from 1.013 million to 1.338 million between 2016 and 2036. That's an estimated 16,250 more people every year.

Further, the NSW Government's dwelling targets, informed by the future household projections provides for an additional 7,200 dwellings in the Burwood local government area between 2016 and 2036, growing from 14,750 in 2016 to 21,950 in 2036.

Sydney Metropolitan Council	2016	2021	2026	2031	2036
Burwood	14,750	17,000	18,650	20,300	21,950



Local Housing Strategies

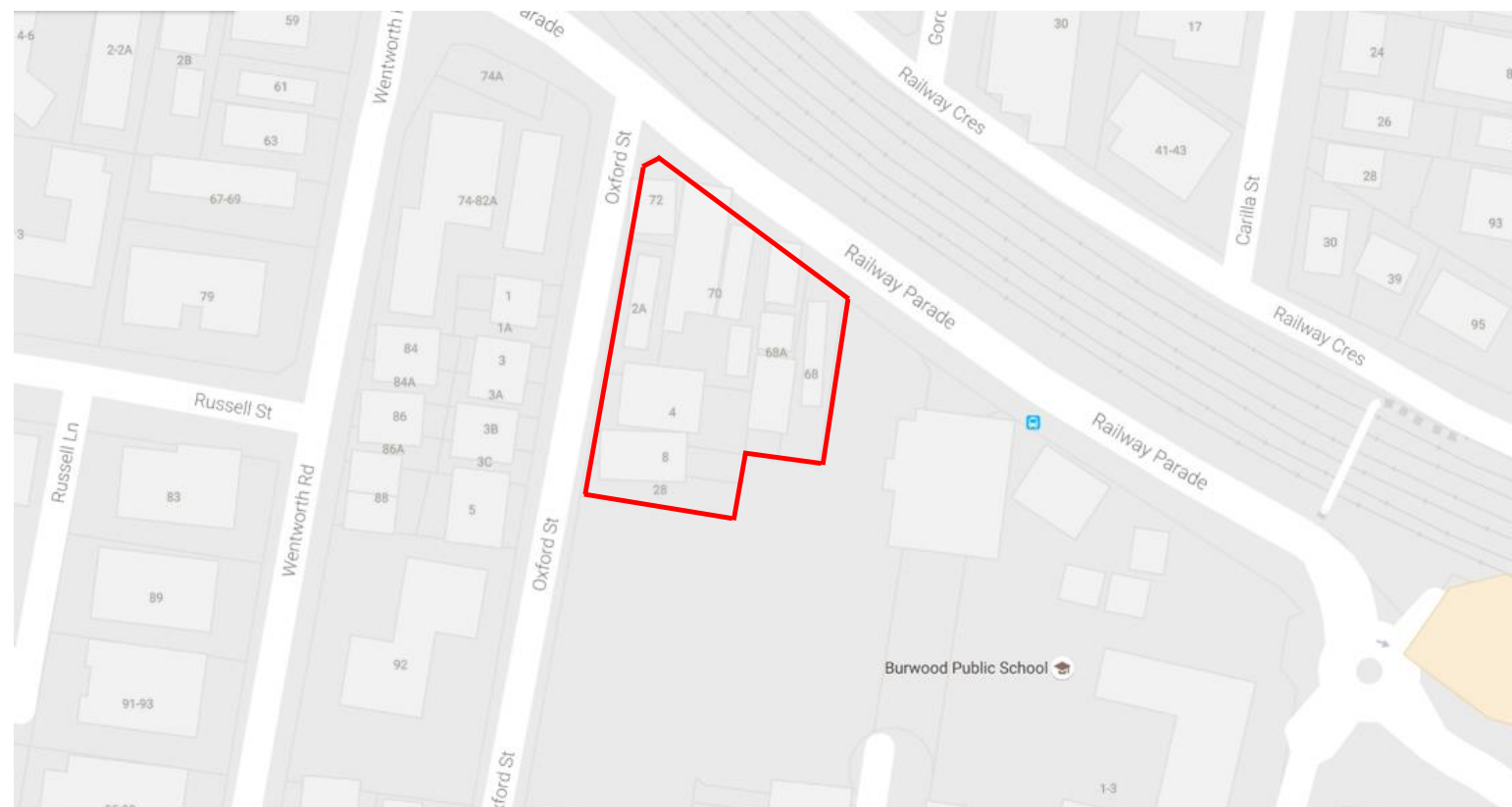
The District Plan seeks to facilitate the provision of homes through local housing strategies. In considering areas for increased housing opportunities to assist Council's and the District's meet their housing targets, Councils are encouraged to consider the capacity for additional homes around strategic and district centres.

The subject site, given its advantageous location in proximity to a District Centre; Strathfield Centre; two train stations; and considerable jobs, facilities and services, provides a significant opportunity to provide additional homes on a site that has now achieved a greater development footprint since the existing Development Application was approved.



The subject site is located on the corner of Railway Parade and Oxford Street, Burwood, in the Burwood local government area.

The site is located approximately 500 metres from the Centre of Burwood and entrance to the Burwood railway station and approximately 510 metres from the Strathfield Town Centre and entrance to Strathfield railway station. The site is located adjacent to the railway line and the area is characterised by residential land uses; and includes the adjoining Burwood public school.

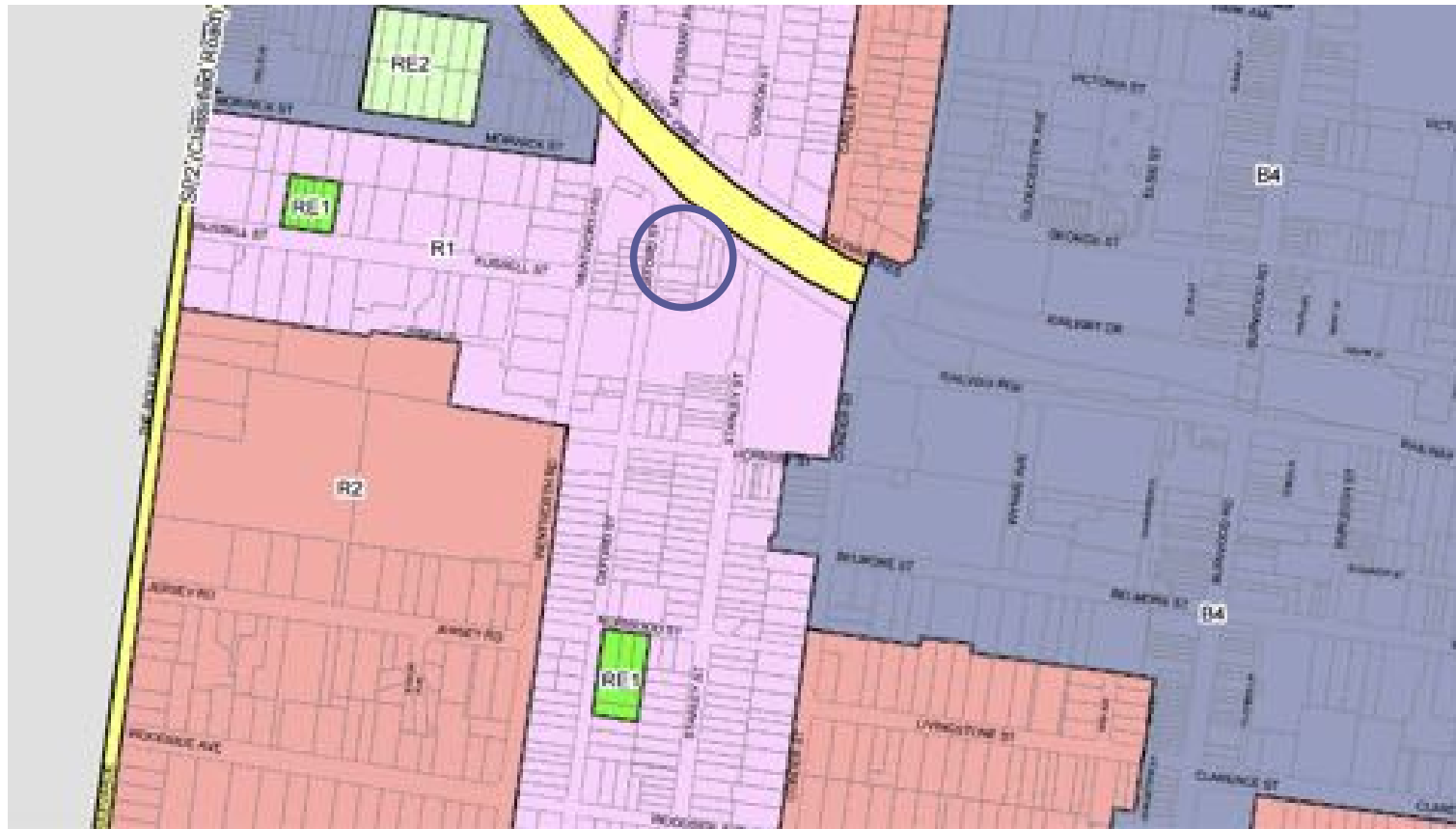


The site, has an approximate area of 3,402sq.m and comprises eight allotments. The site has a frontage to Railway Parade to the north and Oxford Street to the west. Burwood public school adjoins the site to the east and south.

The site is located just outside the Burwood Town Centre and is characterised by medium density residential development, with 3 to 4 storey flats; dual occupancy dwellings; and the 9 storey Wentworth Towers all nearby on Oxford Street.

The site previously contained residential buildings; an auto electrical facility; an auto services building; and a two storey brick factory (68-72 Railway Parade & 2-2A, Oxford Street). These land uses have subsequently been demolished in accordance with the development approval for the 8 storey residential flat building.

4-10 Oxford Street contains one two storey and one single storey dual occupancy dwellings, which were not included as part of the development approval but are included for the purposes of the subject urban design analysis and planning proposal.

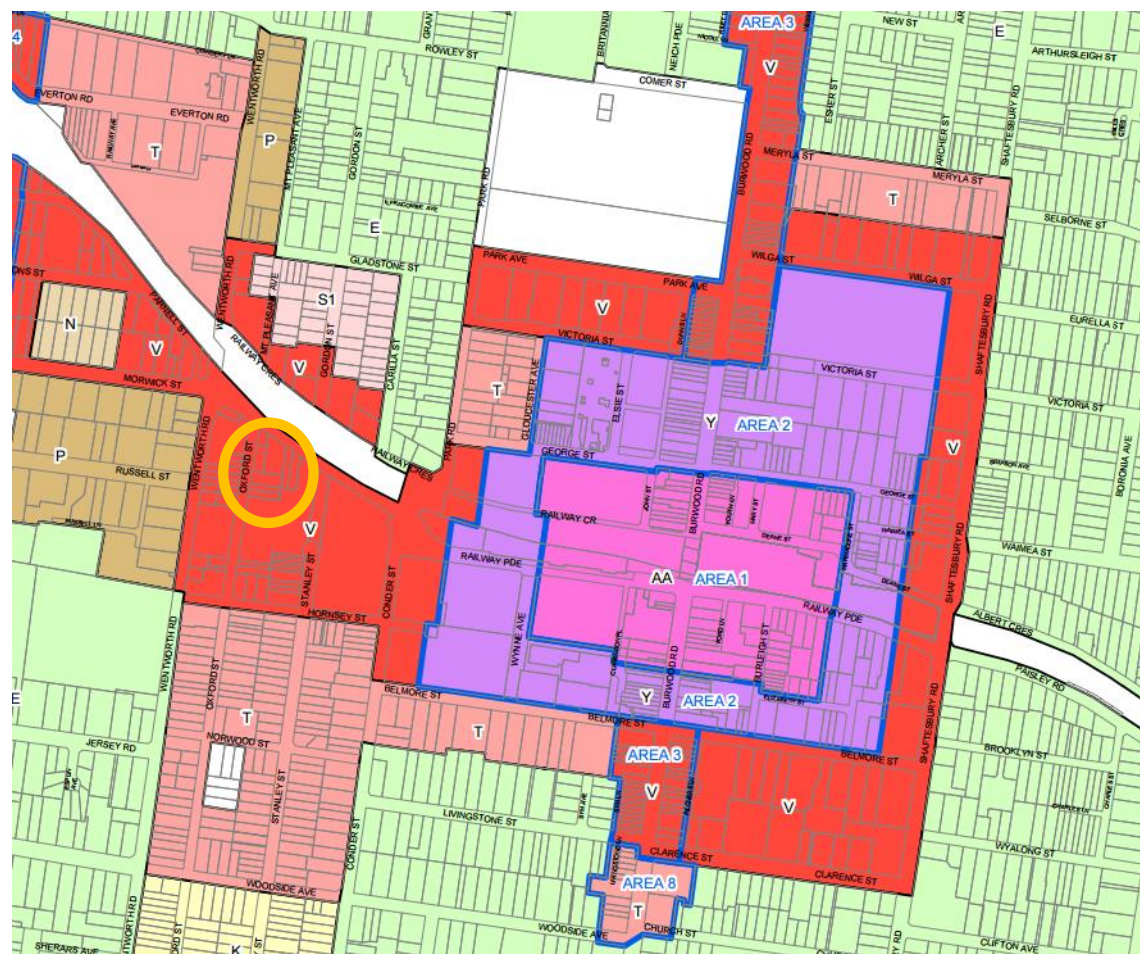


Burwood LEP 2012

The site is located in the Burwood local government area and therefore the *Burwood Local Environmental Plan 2012* is the applicable statutory document. The site is zoned R1 General Residential under the Burwood LEP 2012. The objectives of the R1 zone seek to:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents

Note 'residential flat building' and 'shop top housing' are permissible land uses with development consent in the R1 General Residential zone. At this stage therefore, no changes to the land zone are proposed as part of this urban design analysis.



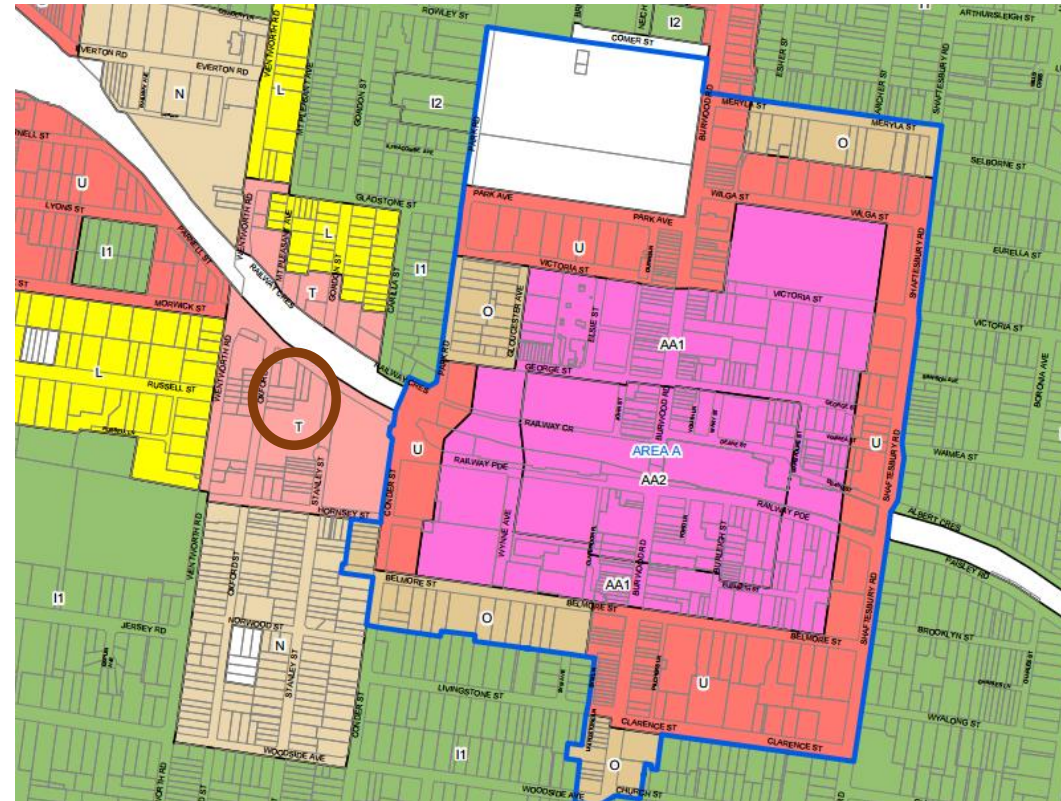
Floor Space Ratio Map
- Sheet FSR_001

Maximum Floor Space Ratio (n:1)	
E	0.55
K	0.85
N	1
P	1.2
S1	1.5
S2	1.75
T	2
U	2.5
V	3
Y	4.5
AA	6
Refer to Clause 4.4A	

Key Development Controls

Maximum Floor Space Ratio

The site has a maximum floor space ratio of 3:1.



Height of Buildings Map
- Sheet HOB_001

Maximum Building Height (m)	
I1	8.2
I2	8.5
K	10
L	11
N	14
O	15
Q	20
T	26
U	30
AA1	60
AA2	70
Refer to Clause 4.3A	

HEIGHT OF BUILDINGS: 26 metres (8 storeys)

The site is located within an area that has a maximum building height of 26 metres applying. This area is outside of the Burwood Town Centre as defined by the blue line below and also the Height Plane Controls that generally follow the edge of the town centre boundary.

To the east heights extend from 30 metres to 60 metres to 70 metres; to the Burwood train station.

To the west heights extend from 11 metres to 30 metres and then to 42 metres and 54 metres in the Strathfield LGA.

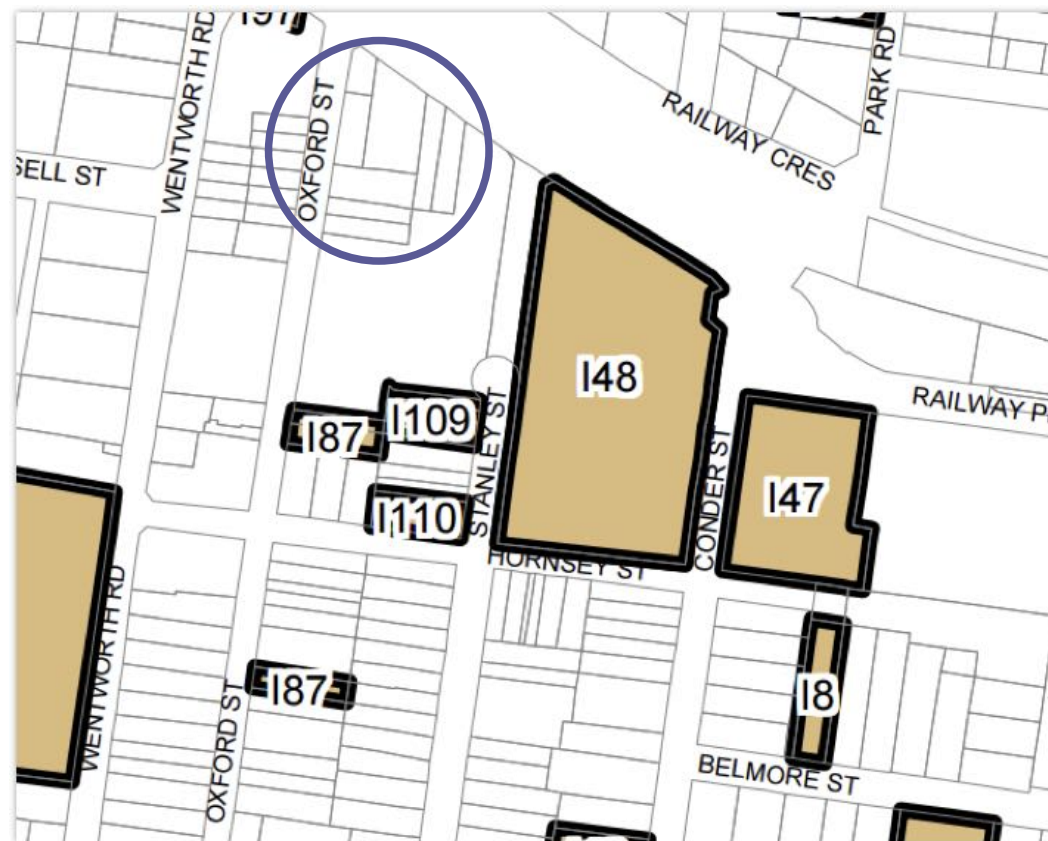
Maximum Building Height

The site has a maximum building height of 26 metres

HERITAGE

The site is not subject to any heritage listing and is not within a heritage conservation zone.

Item 48 to the east is the former School of Arts at 5 Conder Street and Item 97 is a sewer vent at 74A Railway Parade.



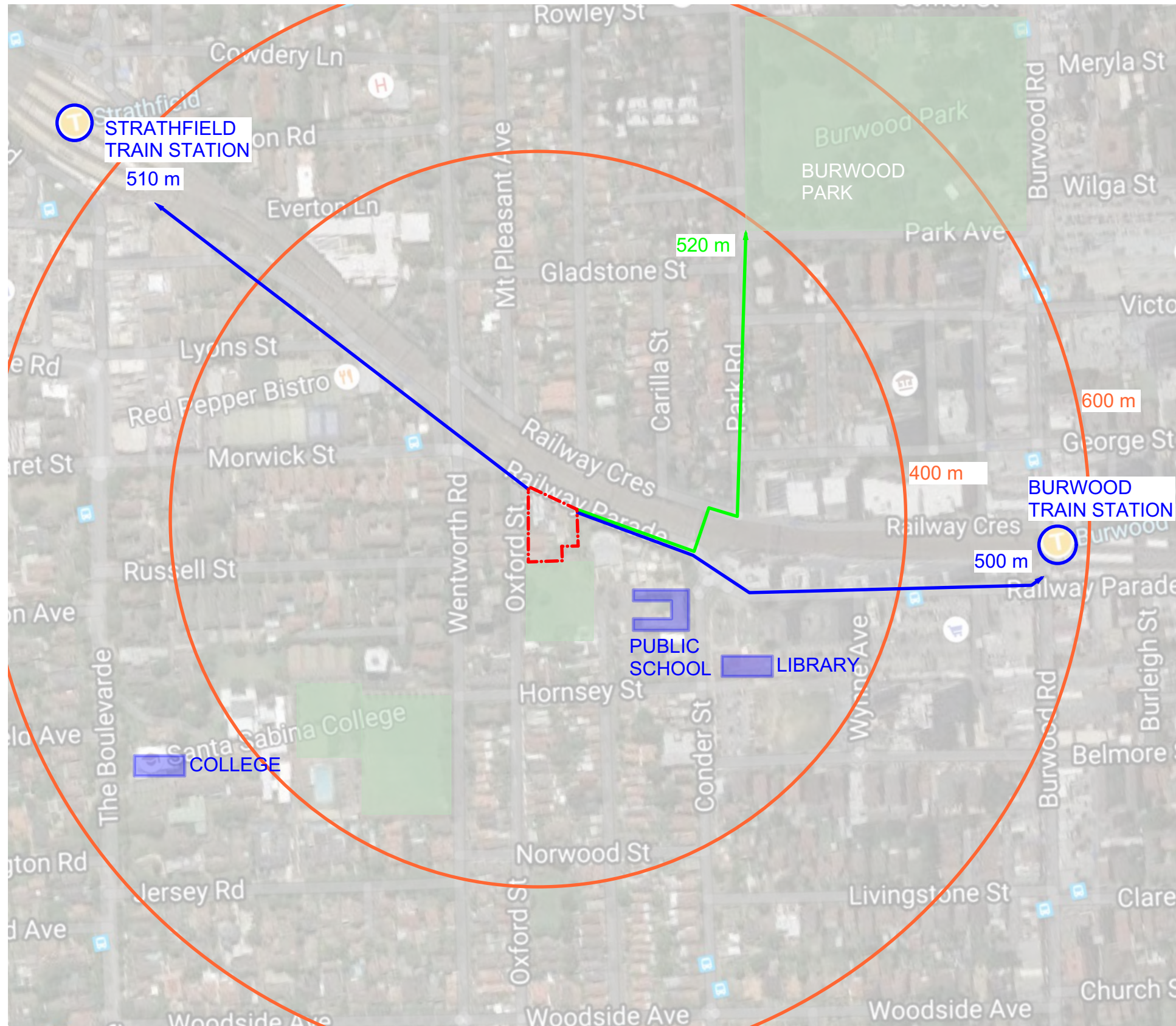
LEGEND

- I47 Burwood Council Office (1887 building only) at 2-4 Conder Street
- I48 School of Arts (former) at 5 Conder Street
- I87 Victorian Houses at 34, 36 and 50 Oxford Street
- I110 Corner shop (former) at 25 Stanley Street

3

SITE ANALYSIS

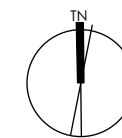
Analysis of the site from a local perspective



The subject site is located within an existing R1 General Residential area.

It is within approximately 500m from Burwood Train Station and 510m of Strathfield Train Station which are part of the Sydney Train Network on T1 and T2 Western Lines.

Residential amenity is good being adjacent 'Open Space' and in 520 m walking distance to Burwood Park. It is situated next to Burwood Public School and close to Santa Sabina College.



 Site Boundary

SCALE 1:5000 @A3



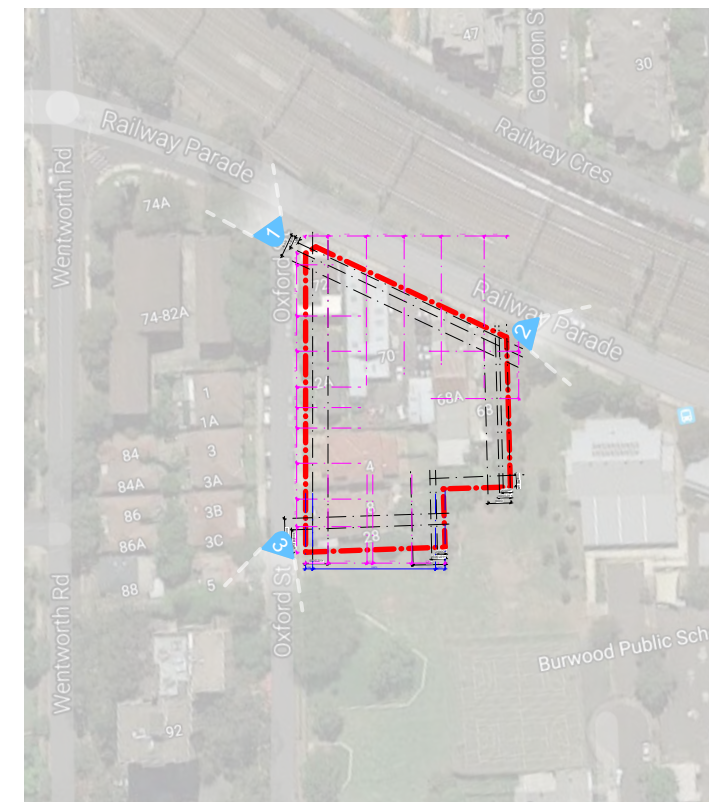
View 1 - Looking South East Corner Railway Parade and Oxford Street towards the site



View 2 - Looking North West along Railway Parade, site being to the left



View 3 - Looking North Oxford Street, site on the right



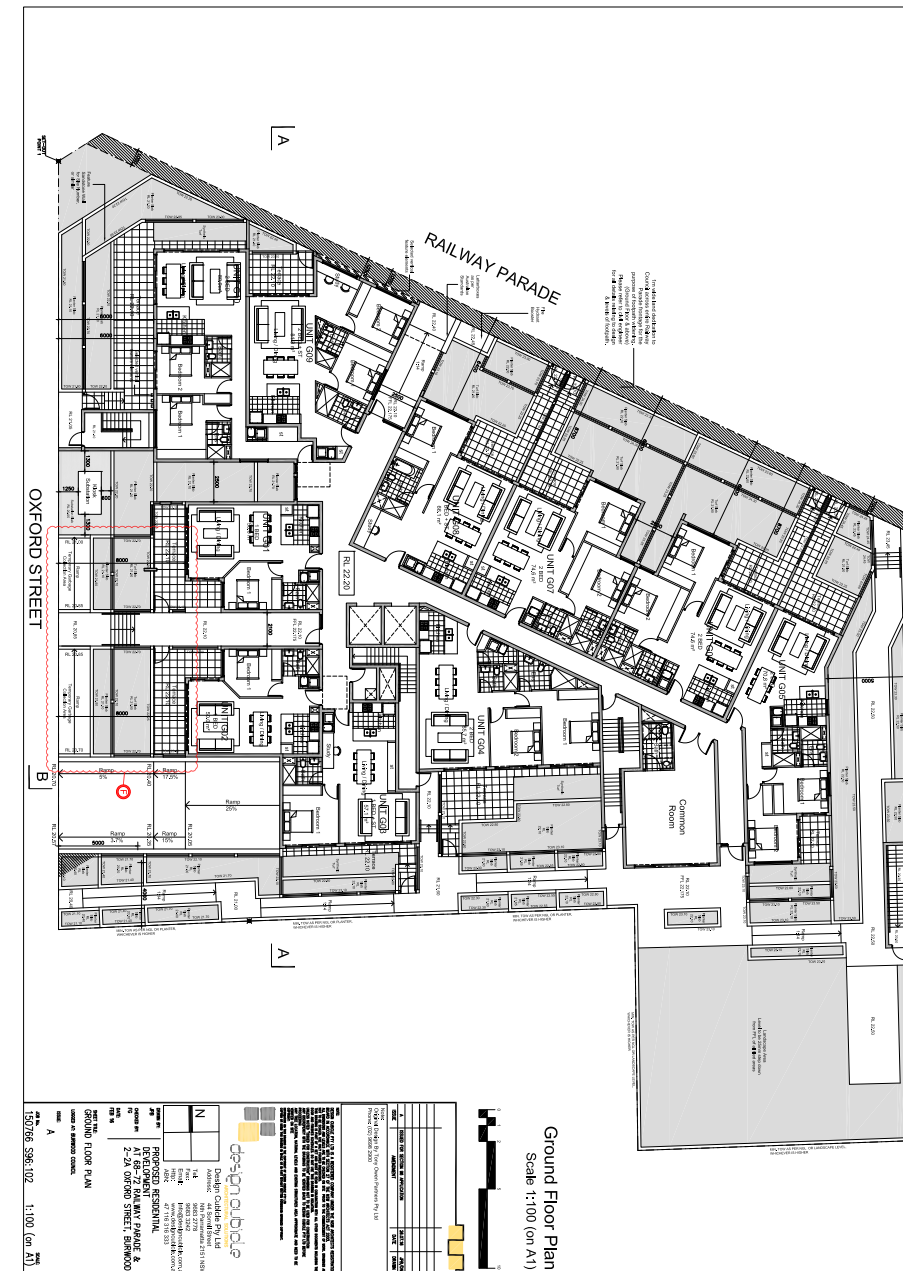
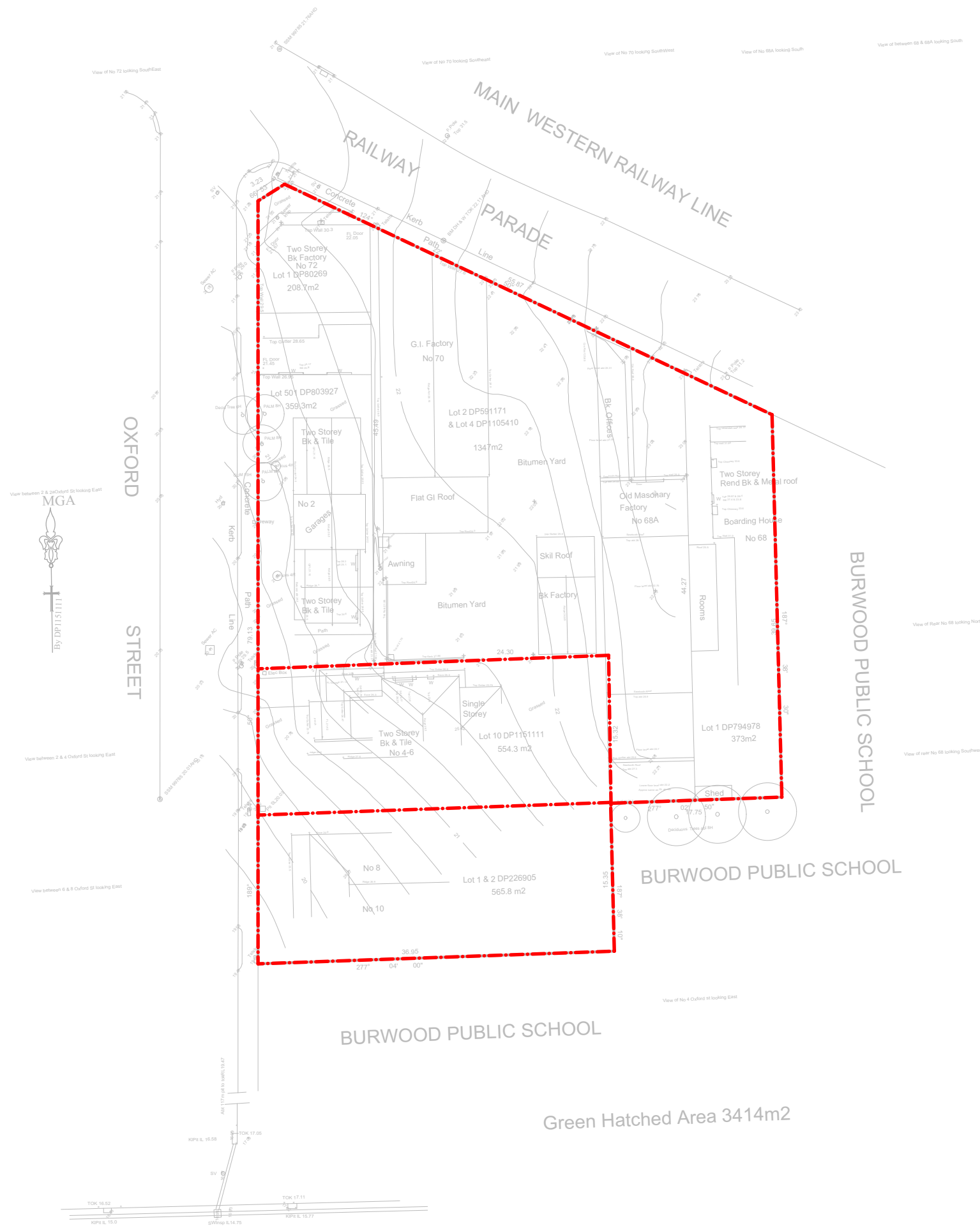
- 1 View 1
 - 2 View 2
 - 3 View 3
- Site Boundary

SCALE 1:2000 @A3

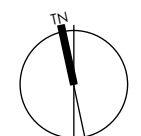
SITE ANALYSIS | 04

SURVEY/ APPROVED PLAN

The site is the consolidation of 68-72 Railway Parade and 2-2A and 4-10 Oxford Street.
The survey shows the site to the south of Railway Parade and the east of Oxford Street.
To the South and West Burwood Publi School has its open space.

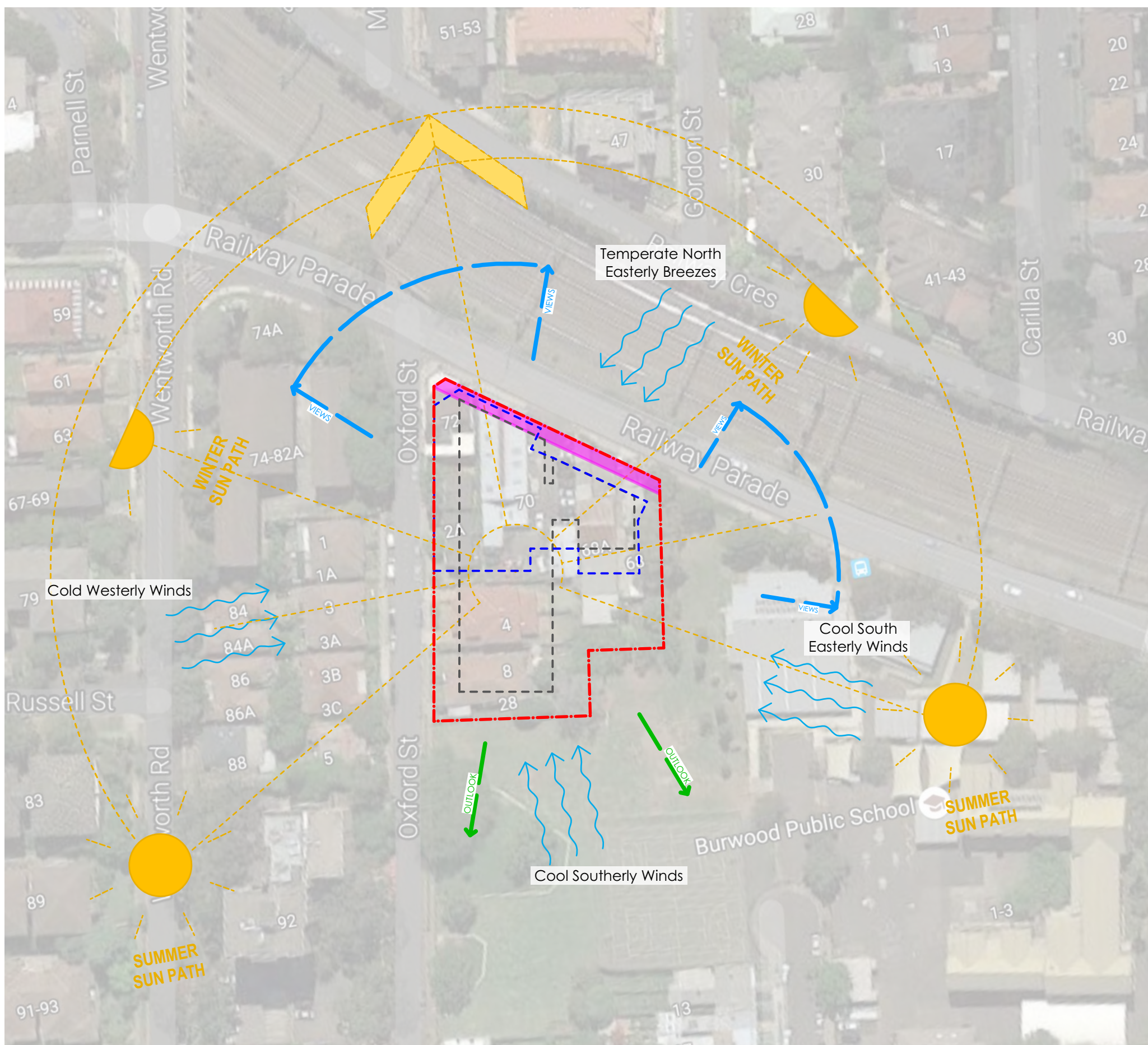


APPROVED GF PLAN (NTS)



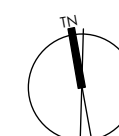
Site Boundary

SCALE 1:500 @A3



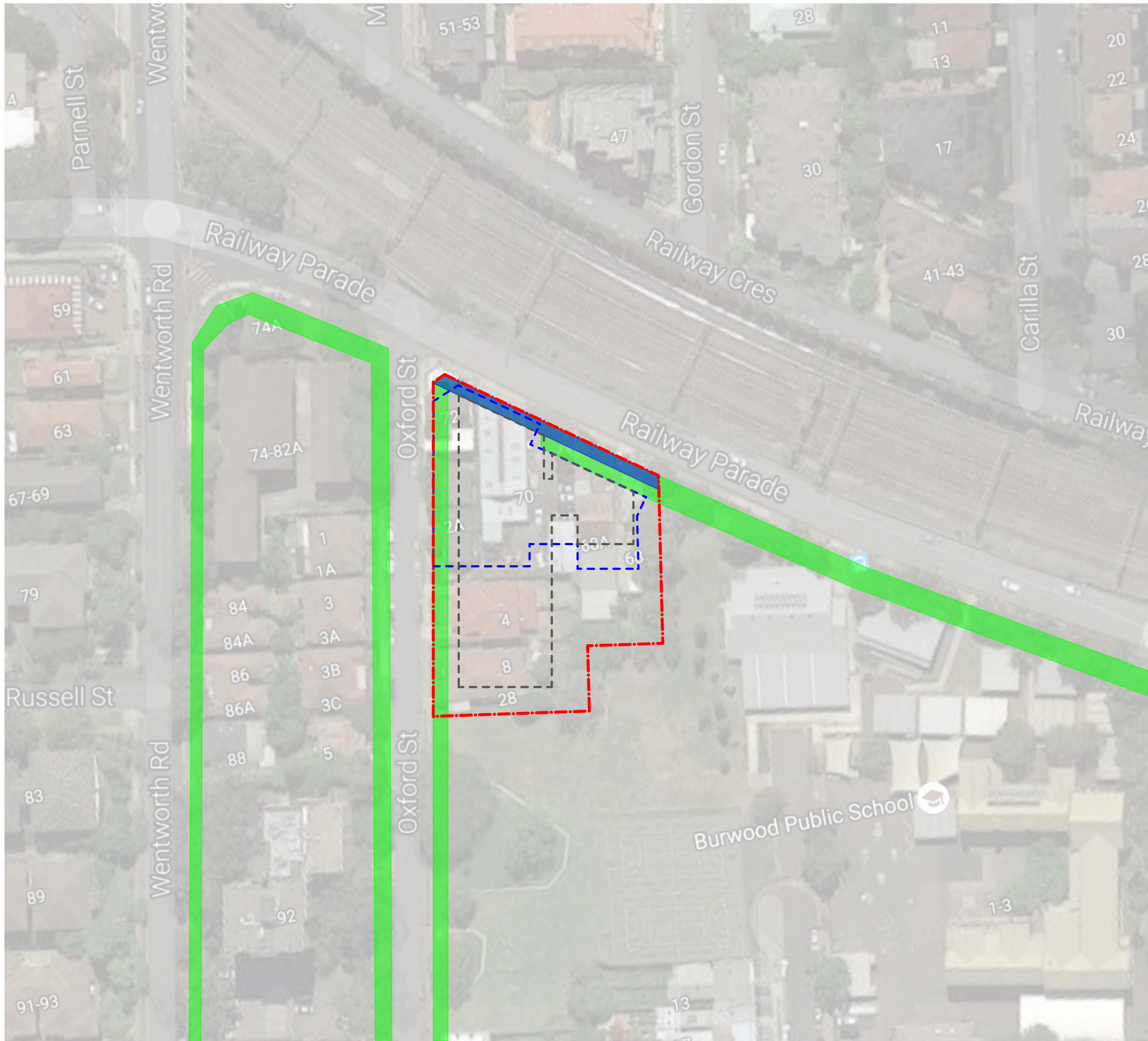
The site has excellent solar orientation with the longest boundaries facing north. Units facing Railway Parade, and Oxford Street on the west will receive solar access throughout the day. Units facing south will have a view over the open space.

The site is subject to an annual cycle of warm, temperate and cold winds which swing from the north to south direction. In summer, the site receives temperate, north-easterly breezes and in winter receives cooler southerly winds. Between winter and summer, the site is subject to south-westerly and north-westerly winds. Burwood does not benefit from cooler sea- breezes in the warmer months.



- approved DA
- Proposal
- Site Boundary

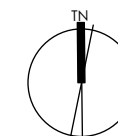
SCALE 1:1000 @A3



A proposed 6 metre green corridor along Railway Parade will provide a wide and pedestrian friendly space for the local community.

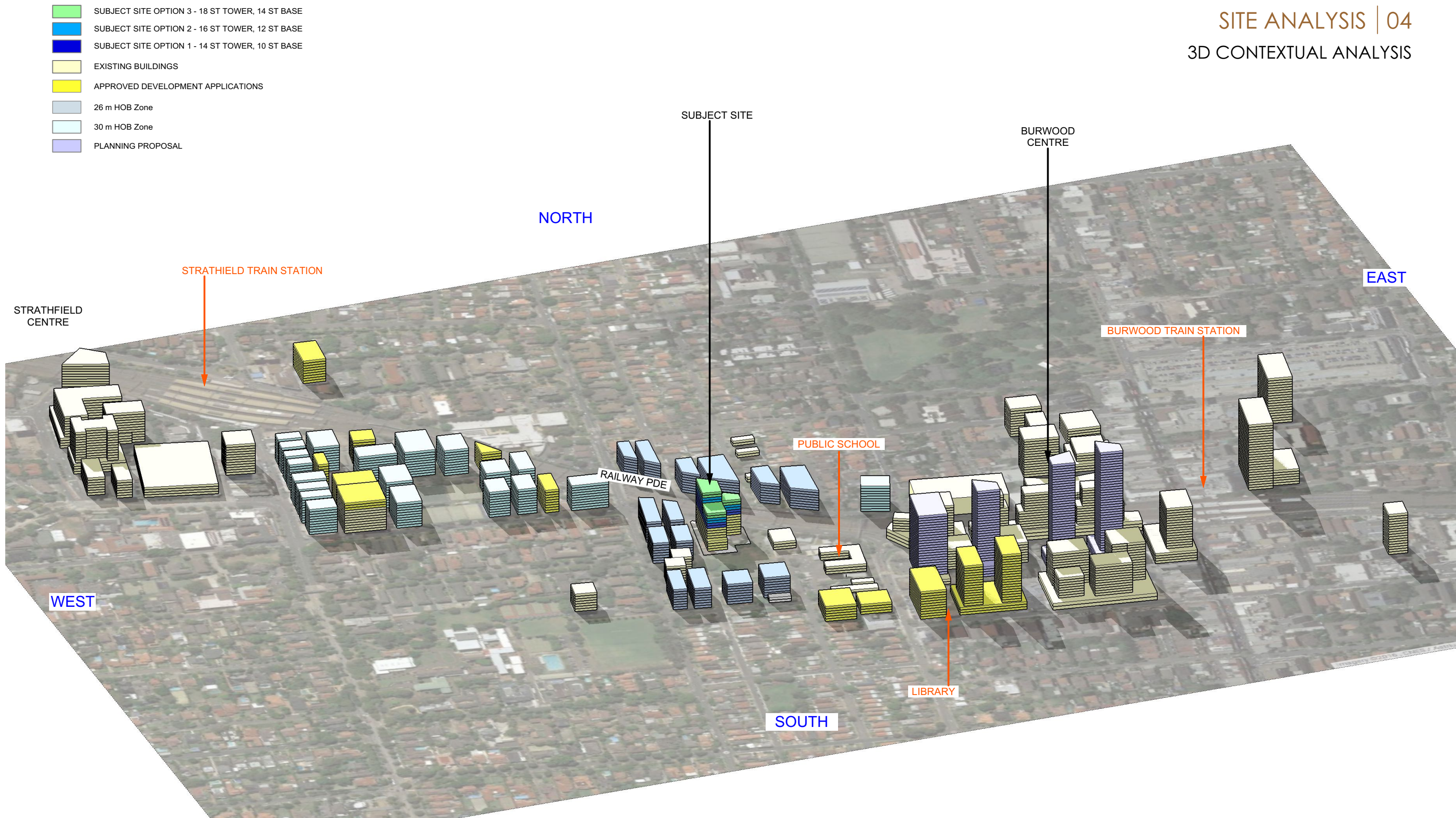
An analysis of surrounding streets supports the concept for a green pedestrian walking space around the site continuing along Oxford Street, Railway Parade and around to Wentworth Road.

As Burwood emerges into a 'District Centre' and the area experiences further growth, the upgrade and dedication of the footpath provides an opportunity to dedicate further land to create an attractive public realm and support the redevelopment of the site. Consistent with the objectives of the previous development approval for the site, the proposed building setback and creation of a green corridor will improve pedestrian experiences connecting the site to the adjoining school site and the Burwood town centre.



- 3 m wide proposed dedicated Land
- Landscaped
- approved DA
- Proposal
- Site Boundary

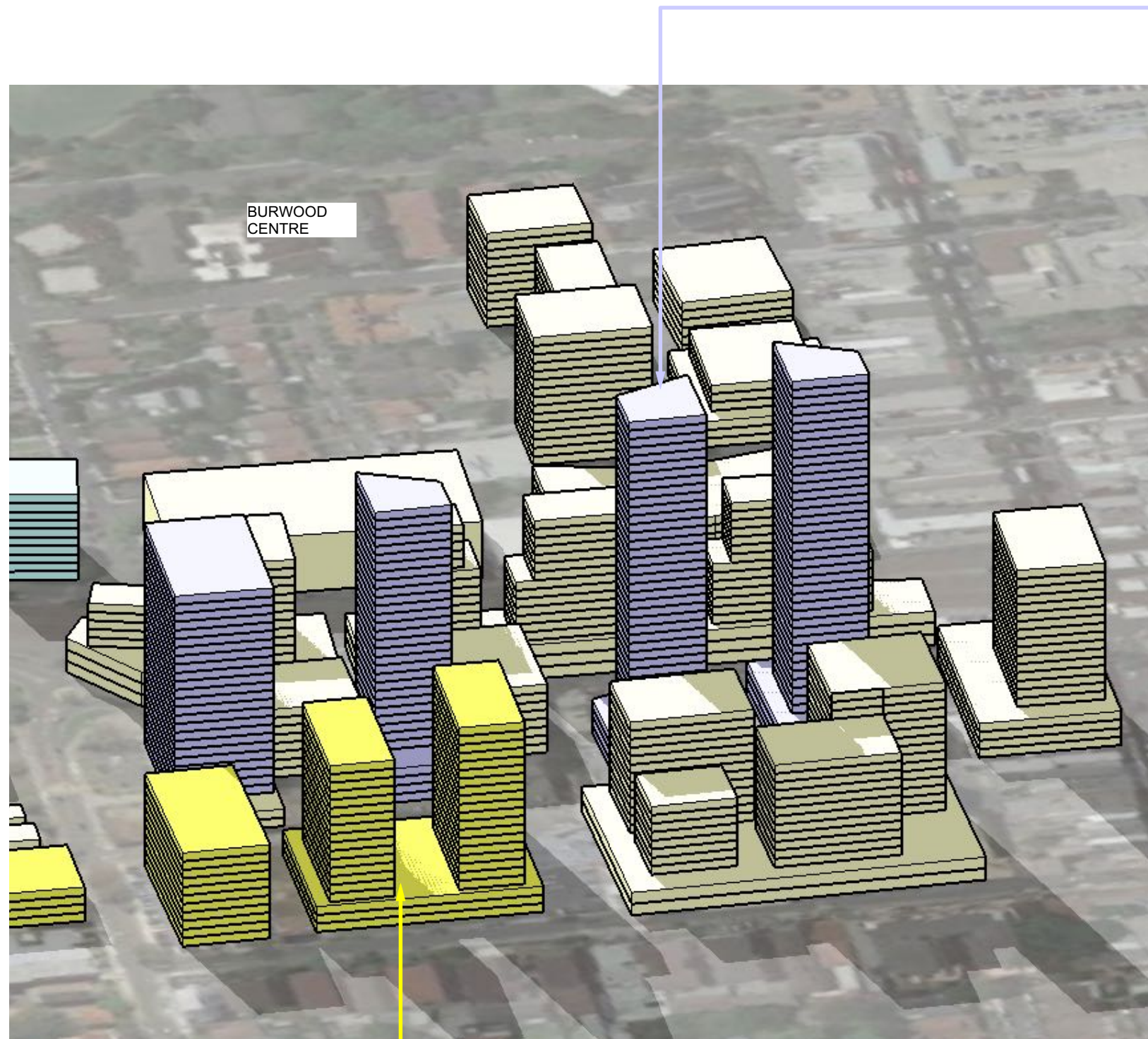
SCALE 1:1000 @A3



- SUBJECT SITE OPTION 3 - 18 ST TOWER, 14 ST BASE
- SUBJECT SITE OPTION 2 - 16 ST TOWER, 12 ST BASE
- SUBJECT SITE OPTION 1 - 14 ST TOWER, 10 ST BASE
- EXISTING BUILDINGS
- APPROVED DEVELOPMENT APPLICATIONS
- 26 m HOB Zone
- 30 m HOB Zone
- PLANNING PROPOSAL

SITE ANALYSIS | 04

3D ANALYSIS BURWOOD



Burwood Centre is located to the east of the subject site within walking distance of 400 m.

Planning proposal for Burwood five-tower development of up to 42 storeys given green light

 Lisa Herbertson
15 MAR 2017

Inner West Courier

INNER WEST NEW SOUTH WALES NEWS SYDNEY



Planning proposal for Burwood Place.

THE inner west skyline could change forever, with a five-tower development moving one step closer to realisation after a major endorsement from New South Wales planning authorities.

About three years ago, Holdmark Property Group bought the Burwood Plaza shopping centre site for about \$80 million, and, last May, Burwood Council gave the initial green light for the planning proposal.

Now, the proposal has been given the thumbs-up by the Greater Sydney Commission and the Department of Planning and Environment, achieving a supportive Gateway

The proposal is to transform the two adjoining blocks (comprising of the Burwood Plaza and the Telstra buildings) in the heart of Burwood's CBD, on either side of Wynne Ave and fronting Railway Pde, with around 1000 new apartments — across four residential towers ranging from 20 to 42 levels.

BURWOOD GRAND

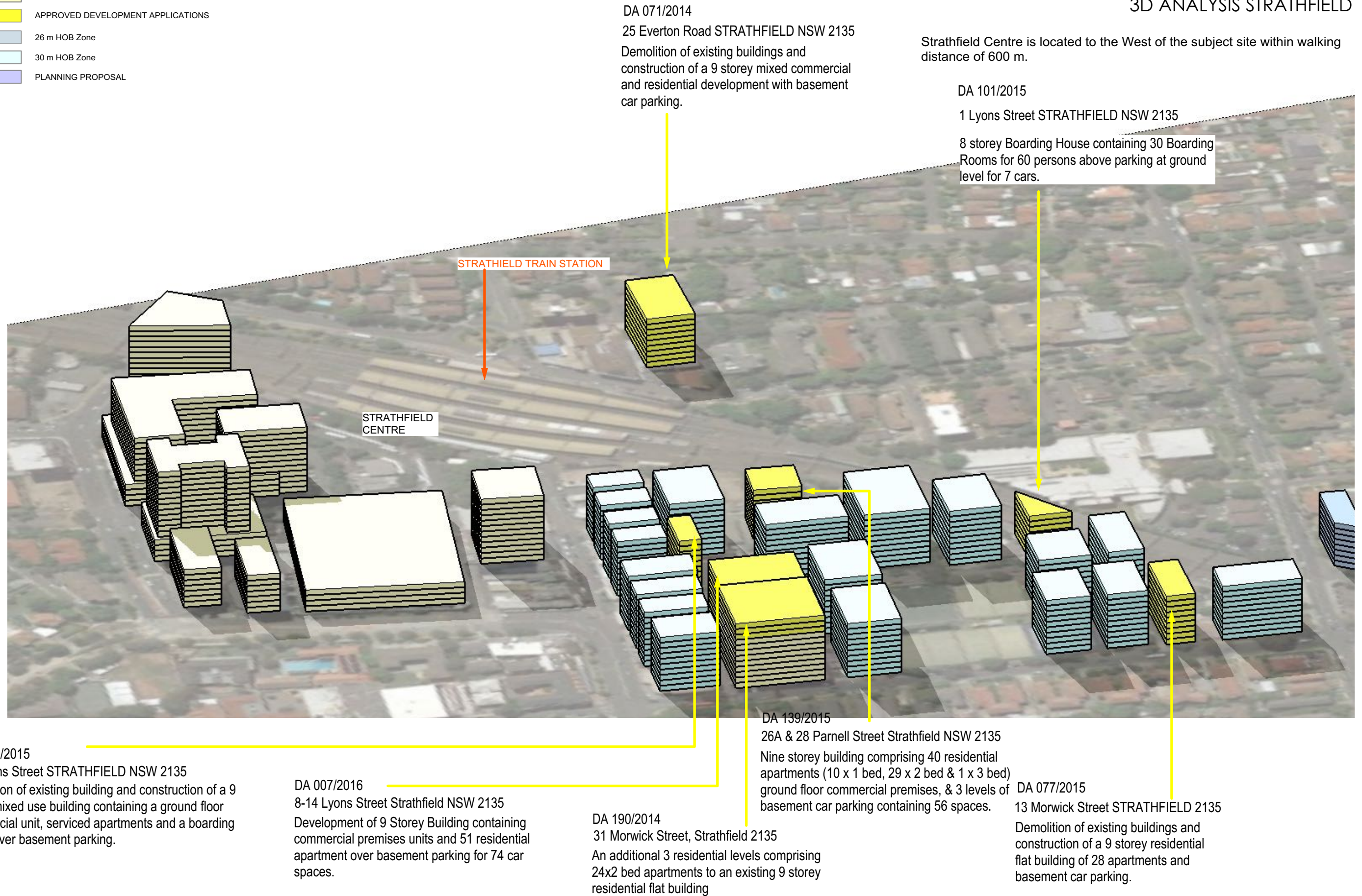
| Burwood - 39-47 Belmore St, Burwood



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SITE ANALYSIS | 04

3D ANALYSIS STRATHFIELD



Burwood Local Environmental Plan 2012

Height of Buildings Map
- Sheet HOB_001

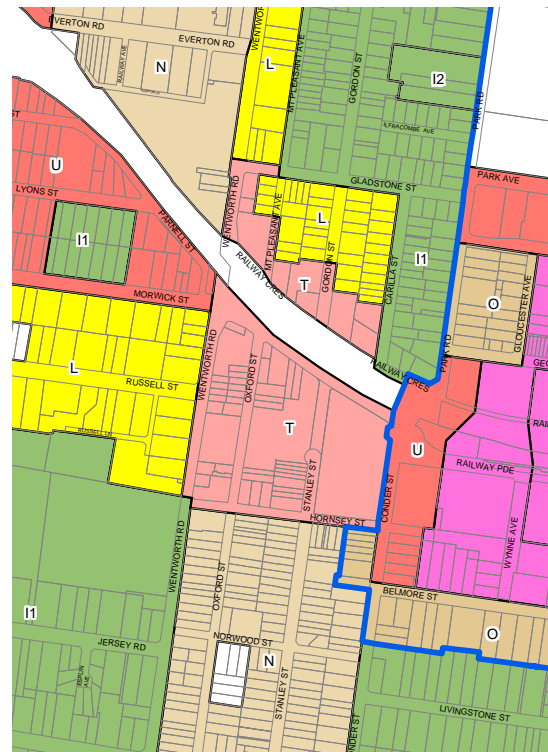
Maximum Building Height (m)

I1	8.2
I2	8.5
K	10
L	11
N	14
O	15
Q	20
T	26
U	30
AA1	60
AA2	70

Refer to Clause 4.3A

Cadastre

Cadastre 31/05/2012 © Burwood Council

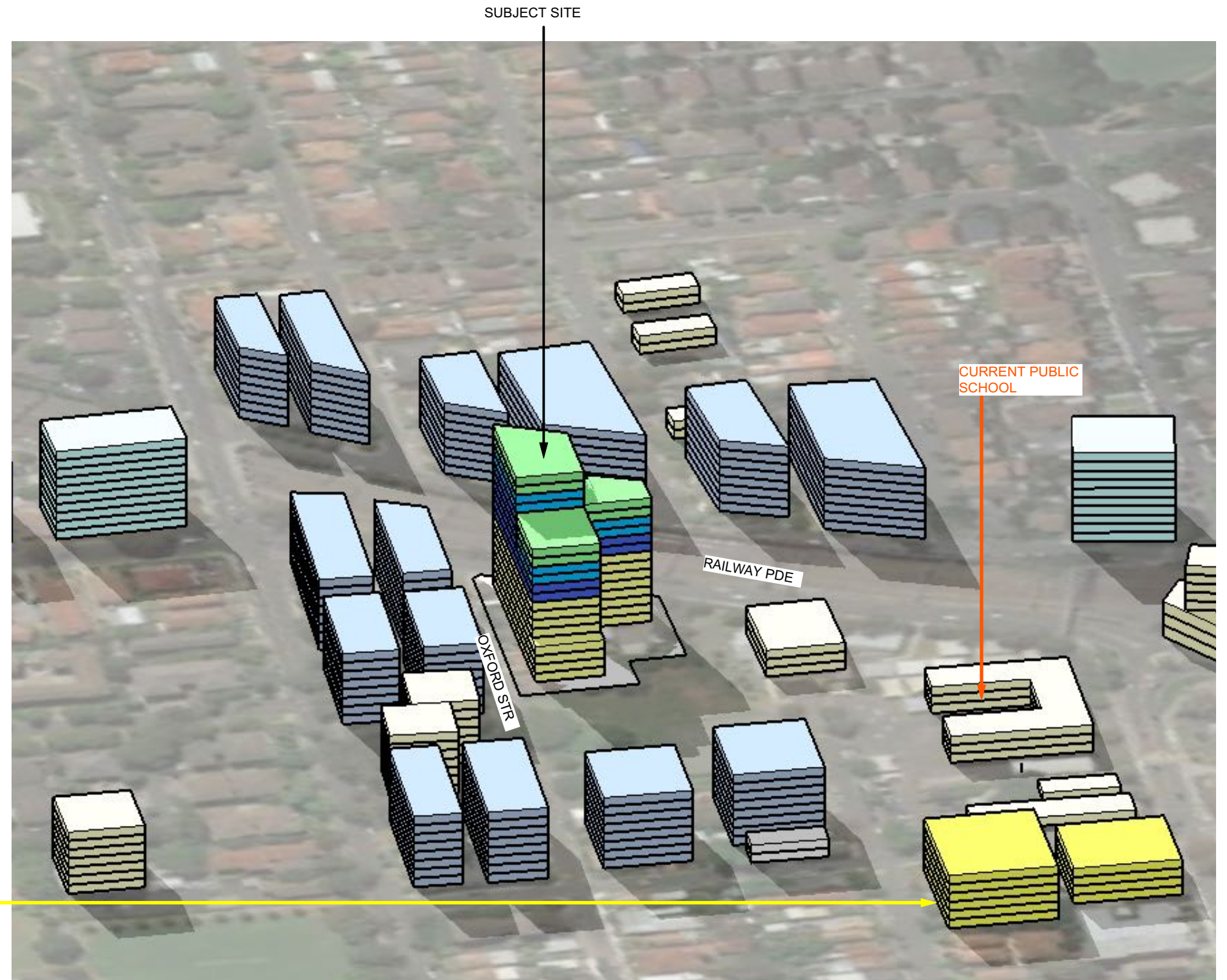


DA 089/2015

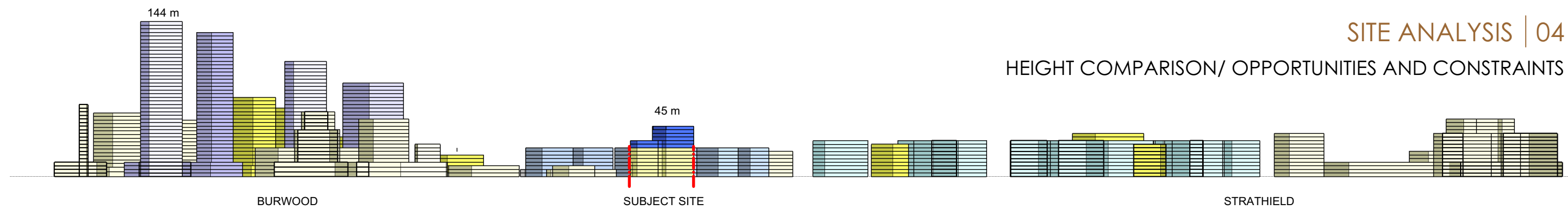
7-15 Conder, 2-10 Hornsey & 2-4 Stanley Street BURWOOD NSW 2134

Demolition of existing structures and erection a 1x 4 Storey , 1x 5/6 storey residential flat building containing 96 apartments over 2 levels of basement parking for 116 vehicles.

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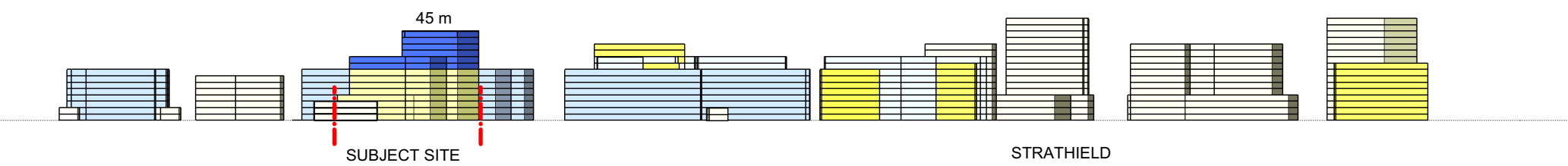
HEIGHT COMPARISON/ OPPORTUNITIES AND CONSTRAINTS



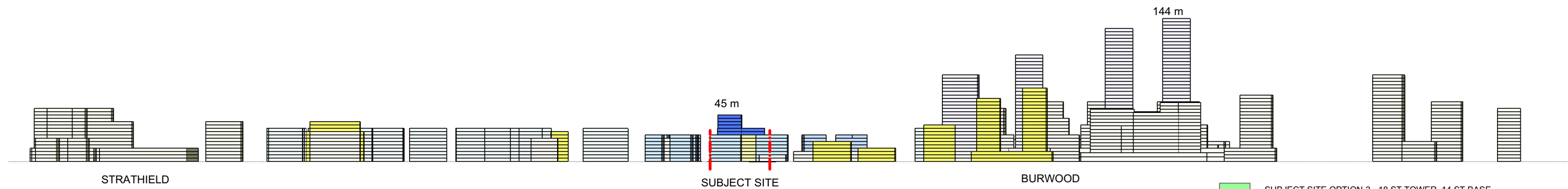
NORTH ELEVATION STREETSCAPE RAILWAY PARADE



WEST ELEVATIONS



EAST ELEVATIONS



SOUTH ELEVATIONS

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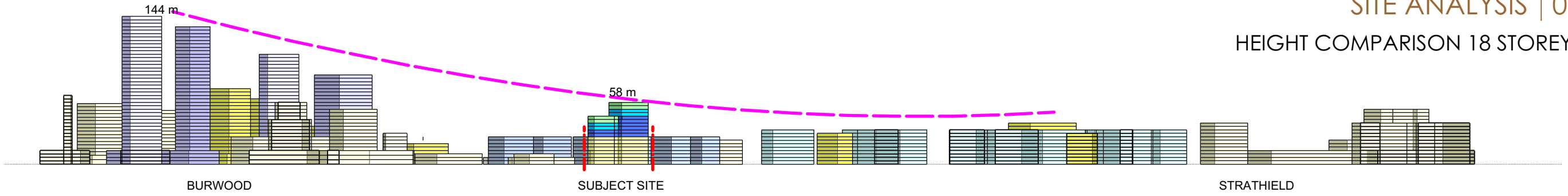
The context shows clearly an increase of height all around the area, especially towards Burwood Centre, where there are supposed to be 30m = 10 storeys high Buildings.

The zone right next to the building allows 30 meters, which offers much more opportunities.

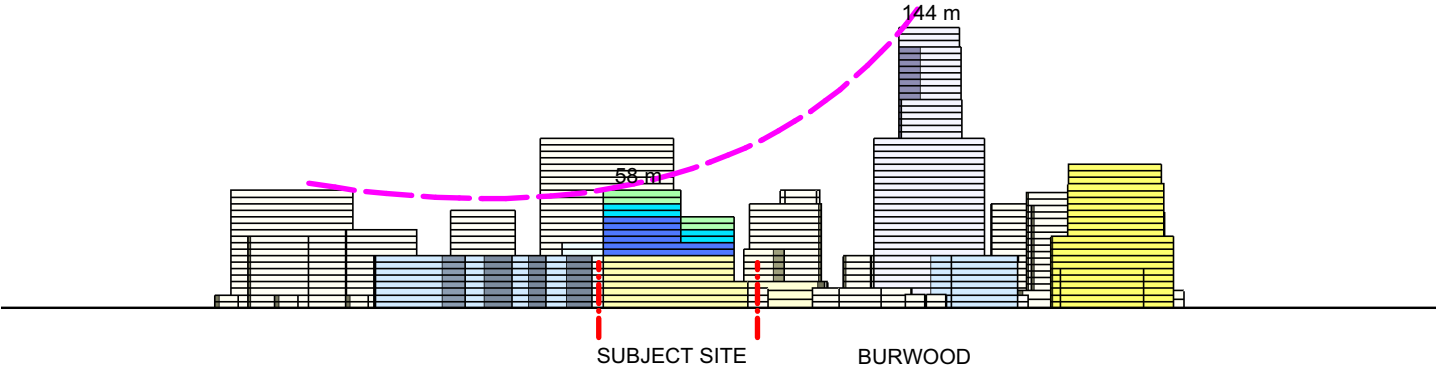
With expected further developments around the areas there are opportunities to densify and prepare Burwood and Strathfield for the future.

SITE ANALYSIS | 04

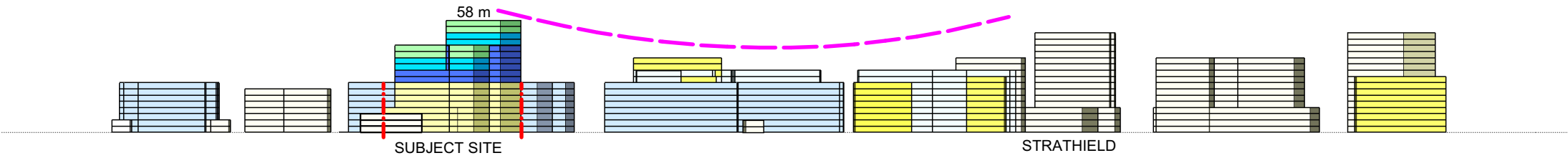
HEIGHT COMPARISON 18 STOREYS



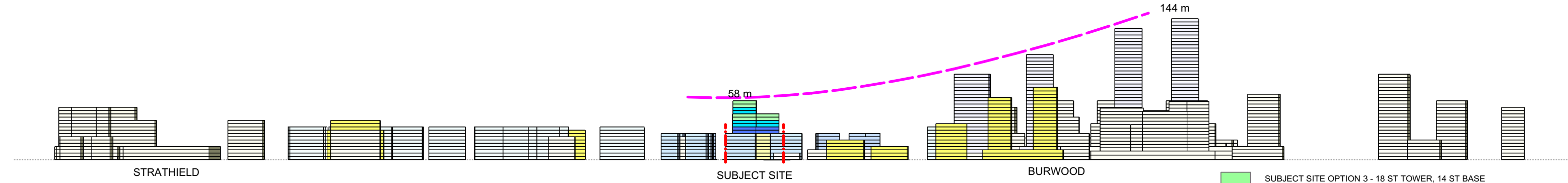
NORTH ELEVATION STREETSCAPE RAILWAY PARADE



WEST ELEVATIONS



EAST ELEVATIONS



SOUTH ELEVATIONS

In the suburban context the building including 18 and 14 storeys provides a consistent transition towards the lower suburbs. It is situated in a smooth line within the surrounding buildings and adapts seamlessly into the environment.

The future scale for the town centre beside will be 40 and more storeys. The subject site is geographically located at the edge of the town centre.



Neighbouring Site
19 250 m²

GFA Calculations

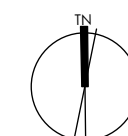
Approx Neighbouring Site Area:	19 250 m ²
Approx Existing Building GFA:	4 635 m ²
Approx Site FSR:	0.24:1
Permissible Site FSR:	3:1
Max Permissible GFA:	57 750 m ²


Development Loss on Neighbouring Site

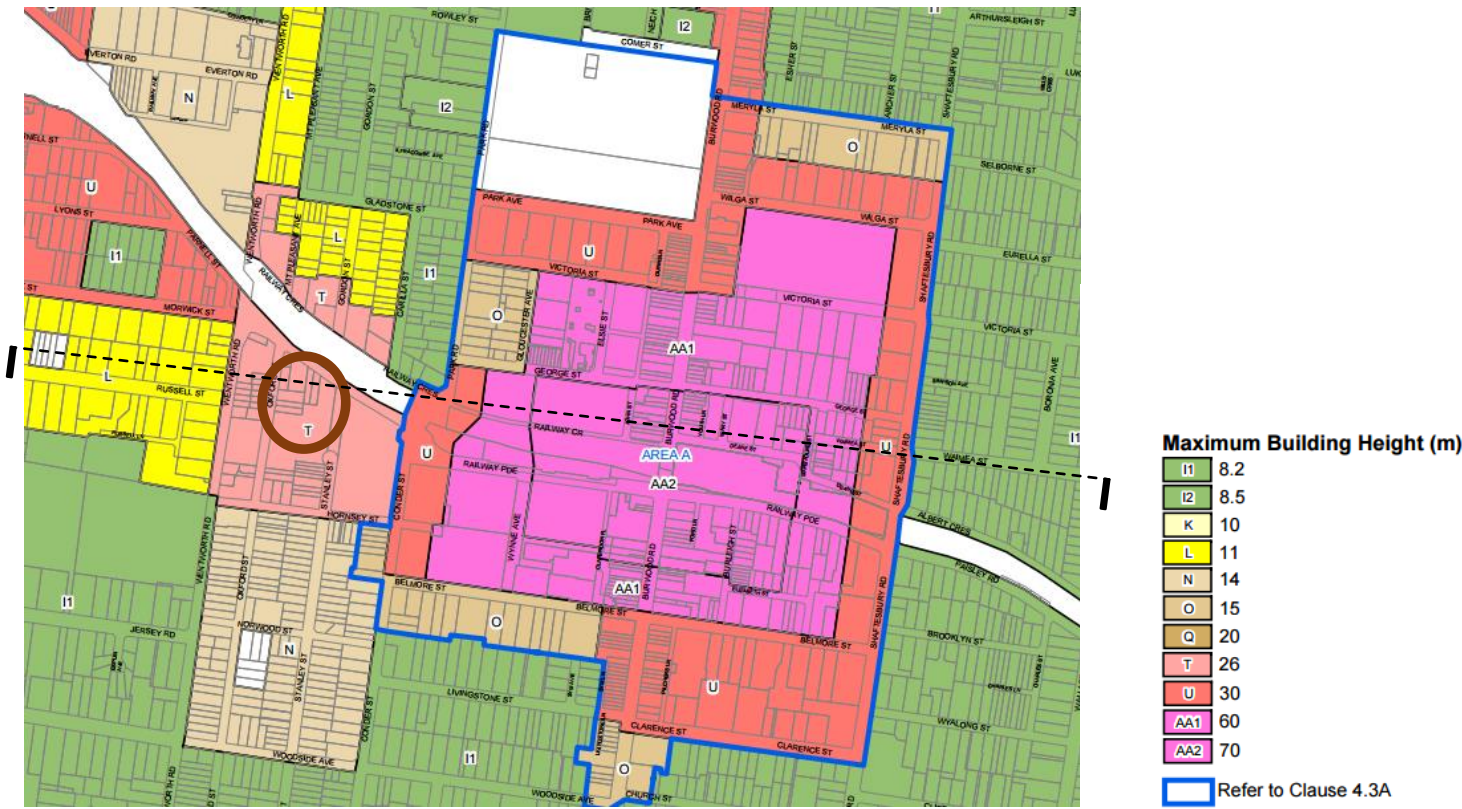
GFA lost (57 750 m ² - 4 635 m ²):	53 115 m ²
Apartments lost = 53 115 m ² / 85 m ² (typical apartment):	625 apartments

Development Loss Across Entire Site

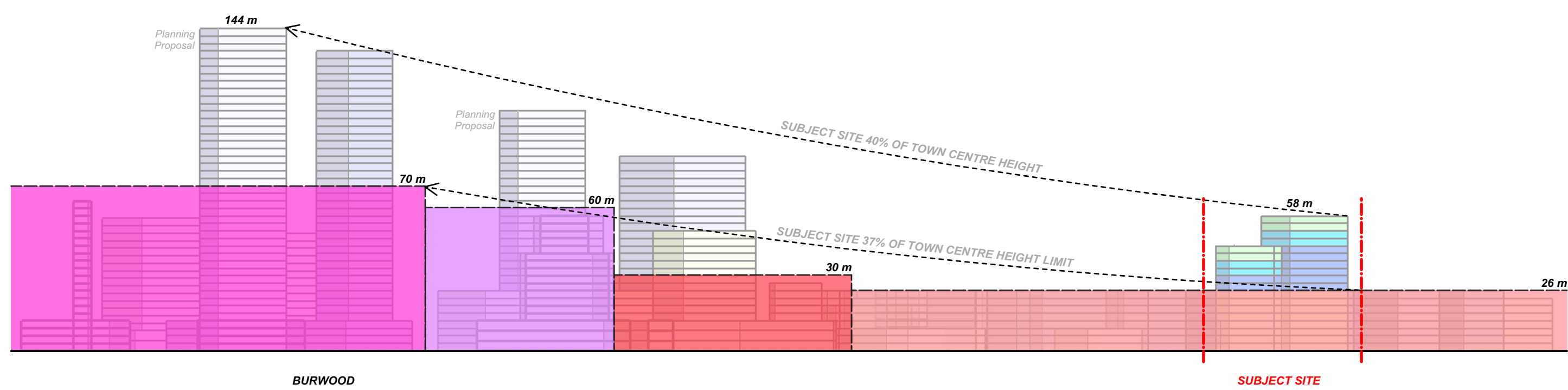
Number of Apartments (DA approved on subject site):	87 apartments
Number of Apartments (proposed on subject site):	219 apartments
Apartment Uplift (proposed - approved):	132 apartments
Development Loss (across entire site):	493 apartments



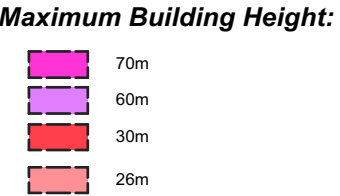
 Site Boundary
SCALE 1:500 @A3



HEIGHT OF BUILDINGS MAP



INDICATIVE NORTH ELEVATION STREETSCAPE - RAILWAY PARADE



4

THE PROPOSAL

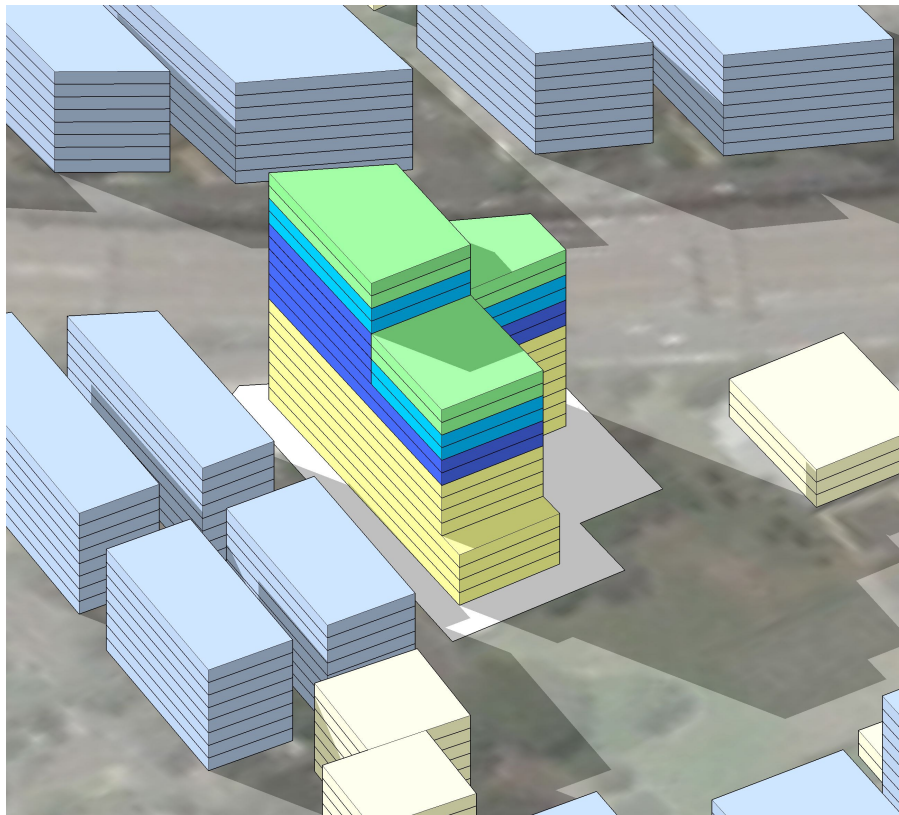
Plans and diagrams showing performance



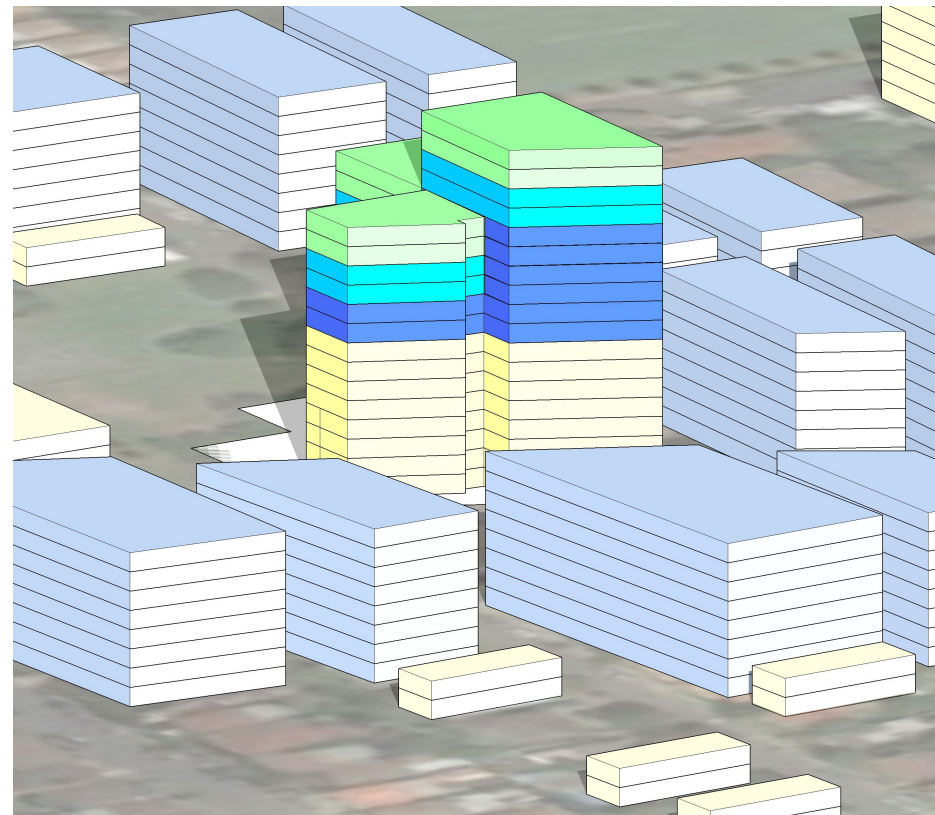
PERSPECTIVE CORNER RAILWAY PDE AND OXFORD ST

Opportunities for growth and further housing supply in strategic locations are becoming increasingly scarce and limited to sites that can accommodate additional height. As is being experienced in other parts of the Burwood town centre, the subject site is not alone in its ability to accommodate density in further height, given the land amalgamation and minimal impacts on surrounding existing development. The site contains an existing approval for 8 storeys prior to the amalgamation with all adjoining residential land. The site is well positioned along the railway line connecting Burwood to Strathfield. The opportunity also provides for an improved public realm and the potential to provide community facilities should this be desirable at a later stage in the planning process.

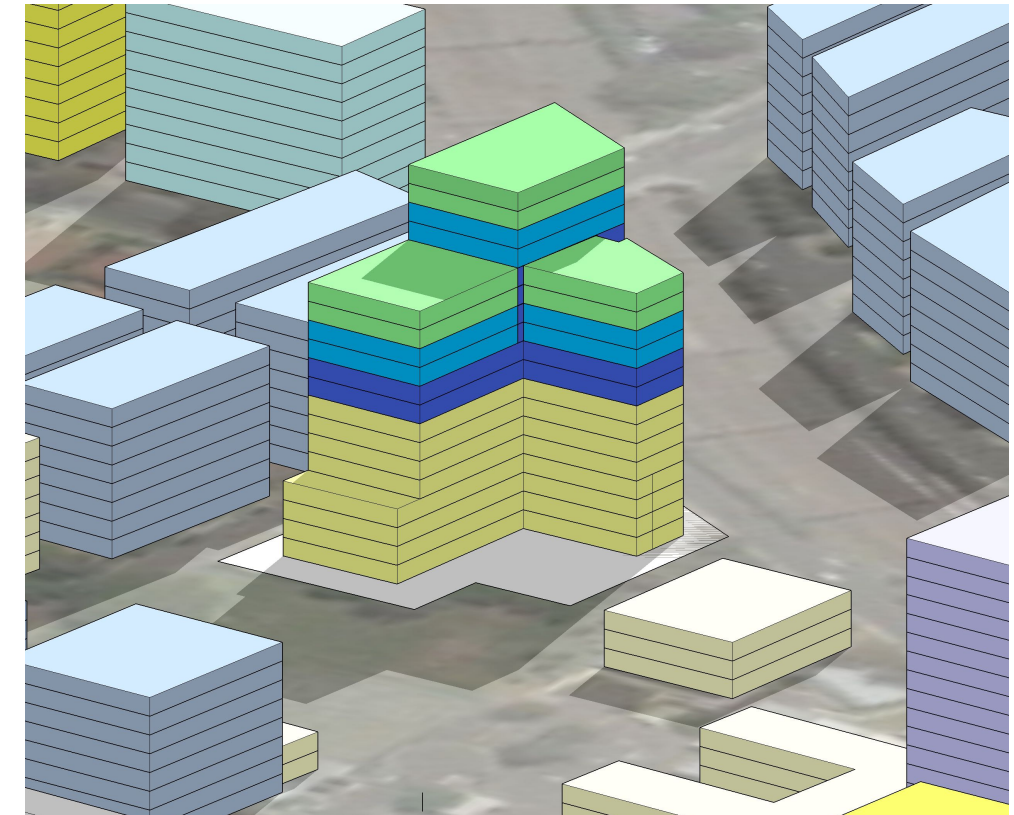
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SOUTH WEST



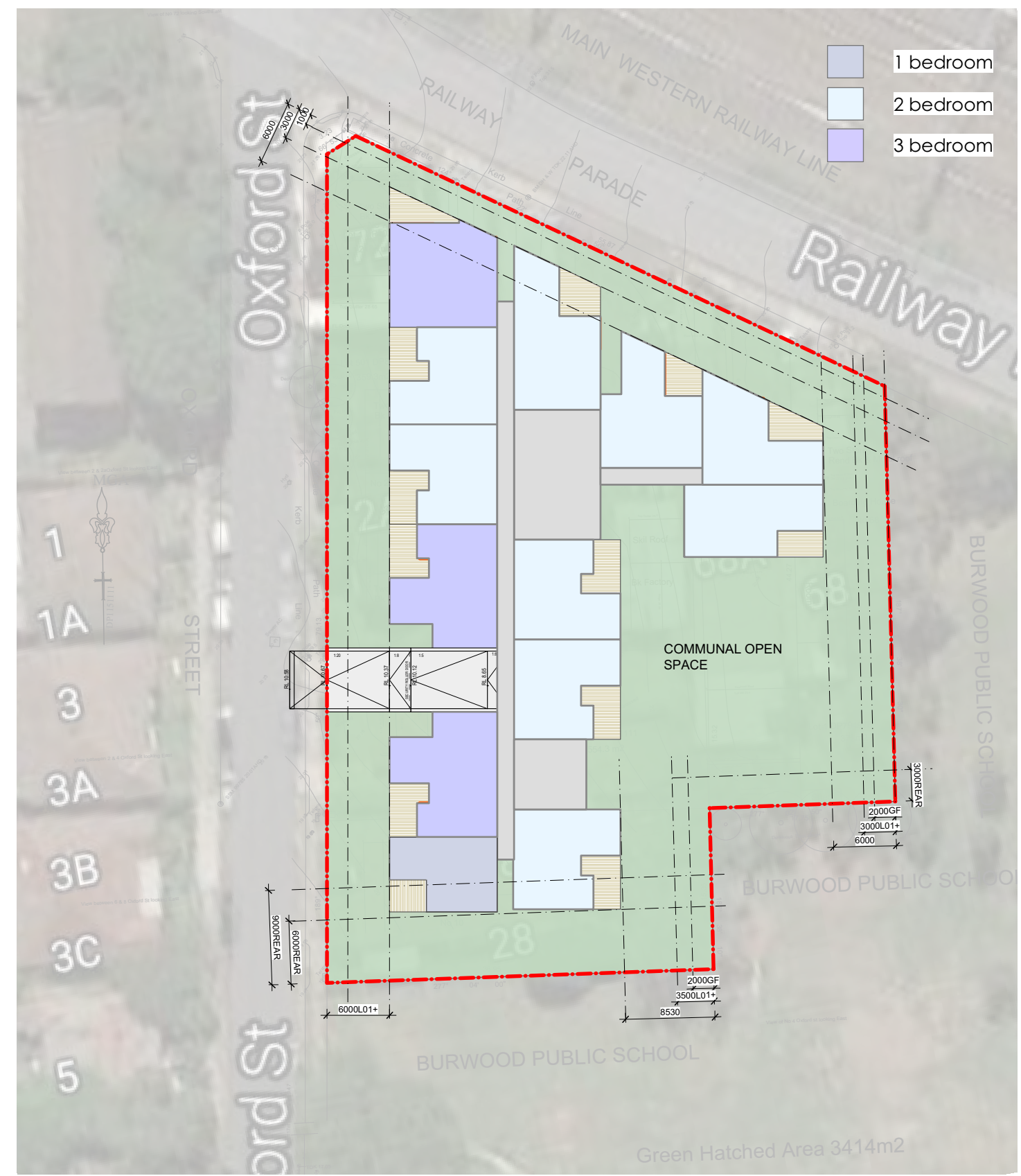
NORTH



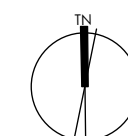
SOUTH EAST



TYPICAL BASEMENT PLAN

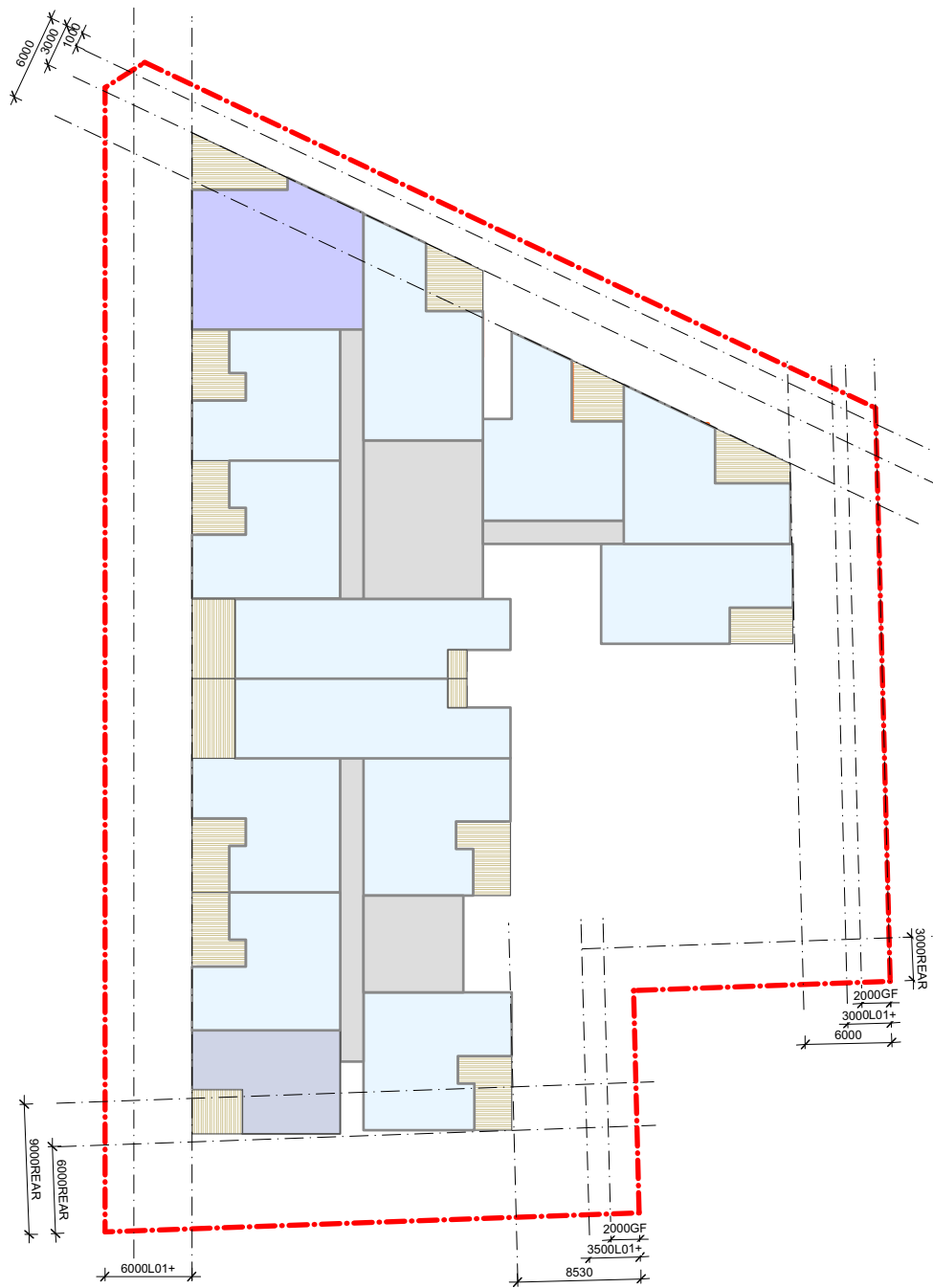


L01 PLAN

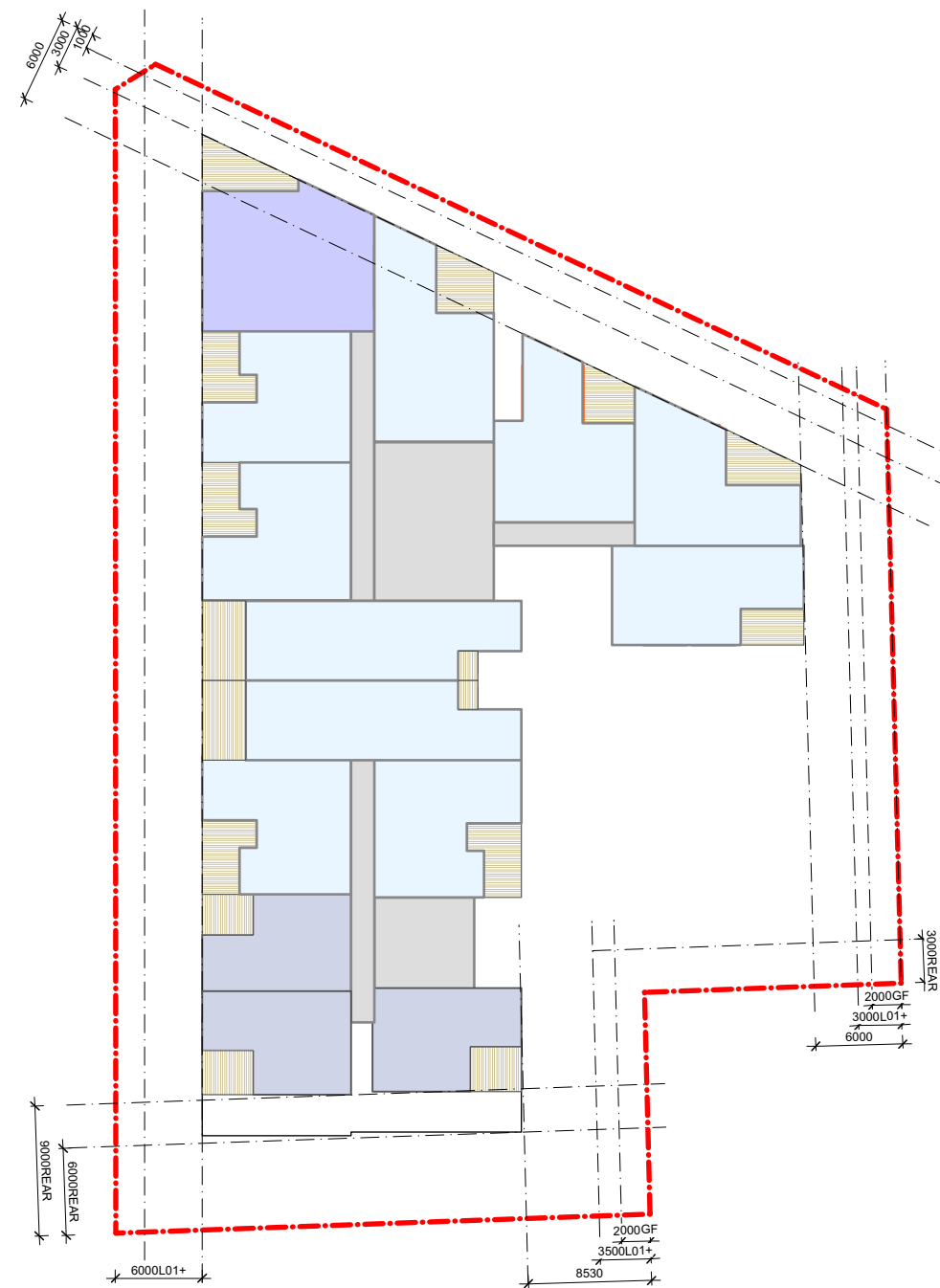


Site Boundary
SCALE 1:500 @A3

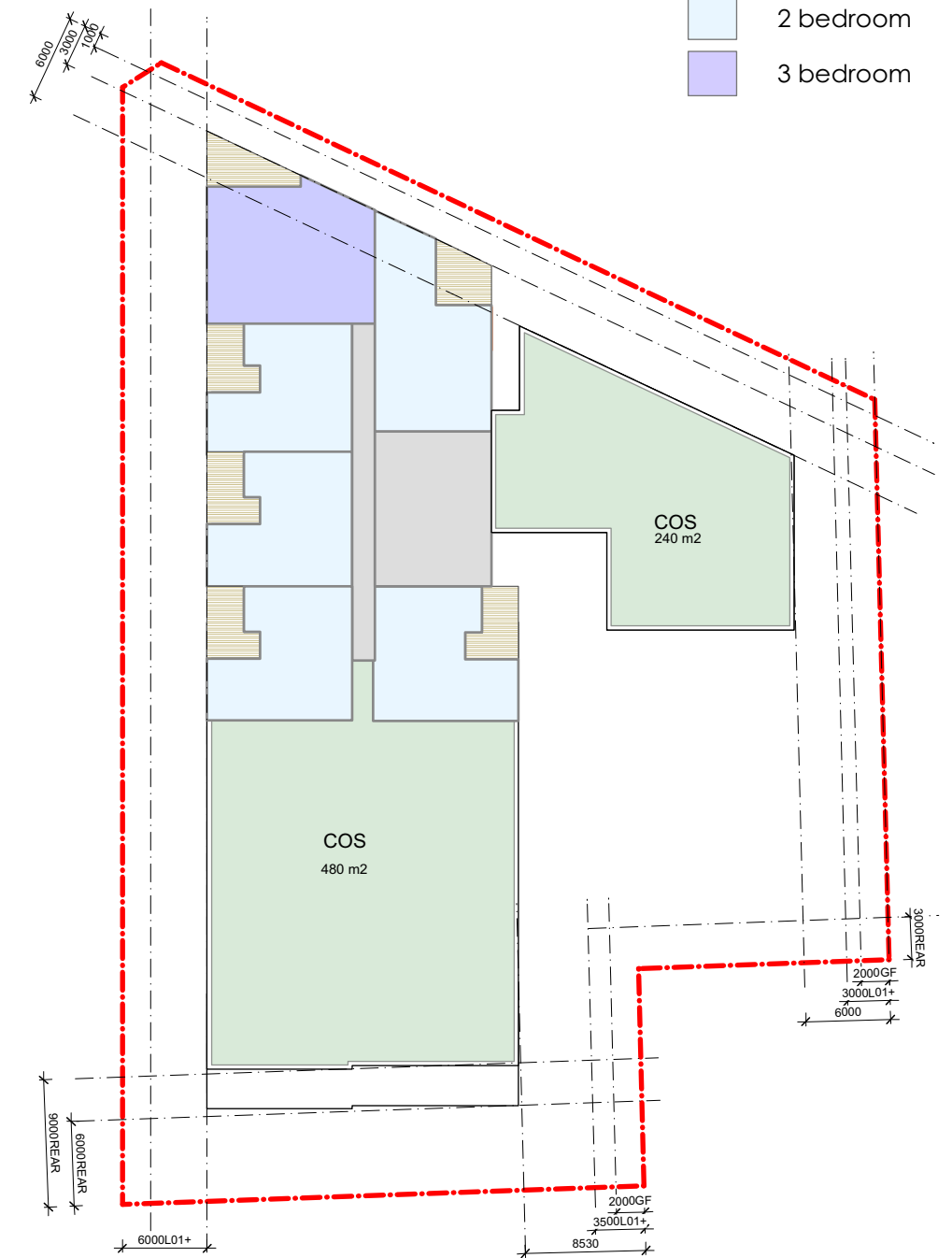
- 1 bedroom
- 2 bedroom
- 3 bedroom



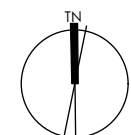
TYPICAL PLAN L02-04



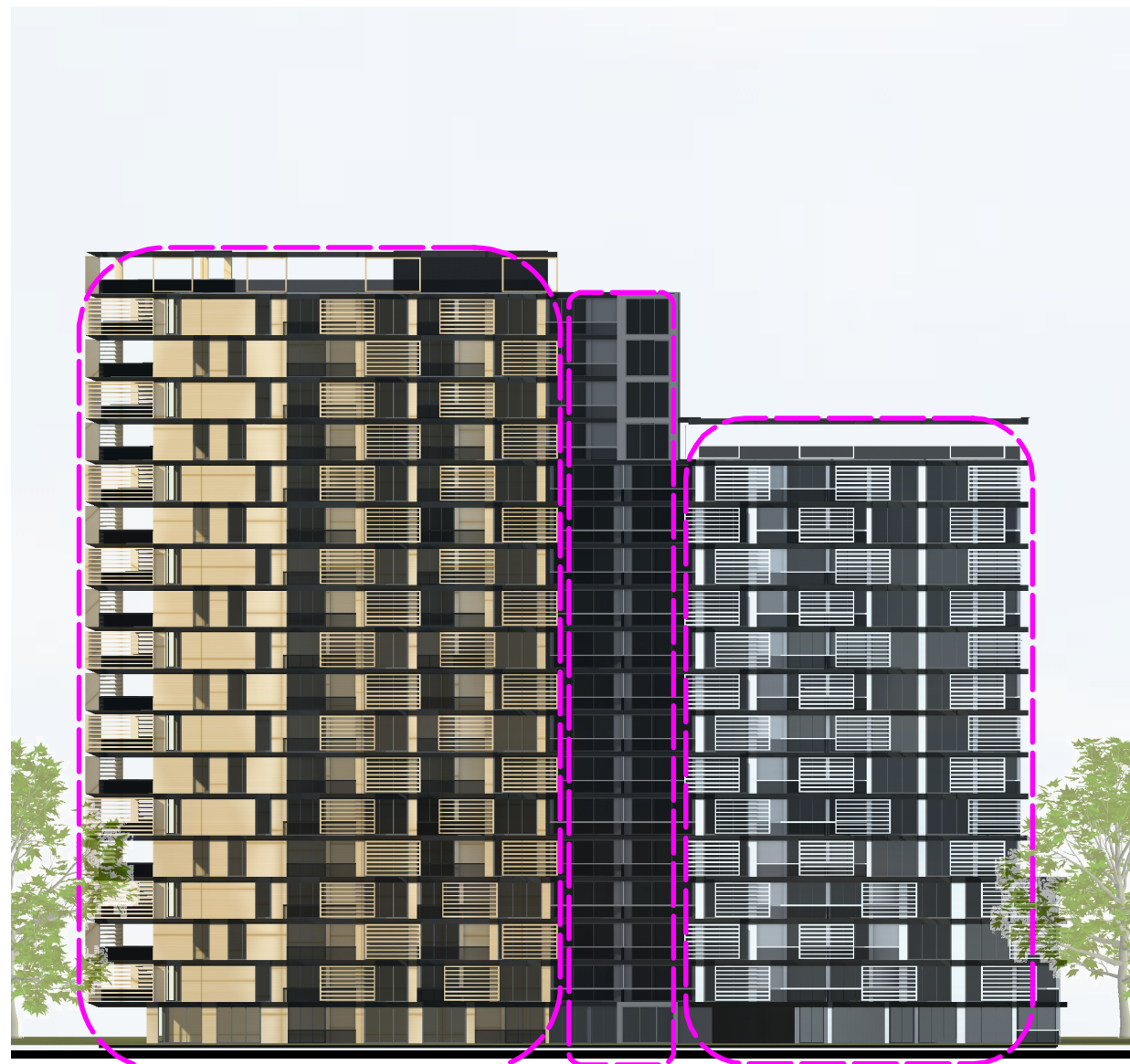
TYPICAL PLAN L05-14



TYPICAL PLAN L15-18



Site Boundary
SCALE 1:500 @A3



tall corner element

recessed part

lower element

CONCEPT ELEVATION WEST - OXFORD STREET



lower element

recessed part

tall corner element

CONCEPT ELEVATION NORTH - RAILWAY PARADE

The 18 Storeys Tower only comprises 20% of the site area. Stepping down to 14 storeys it offers a lot more dynamic built form and a very strong corner relationship. It provides opportunities for various building heights to help distinguish the adjoining properties.



lower element

tall corner element

lower element
recessed part

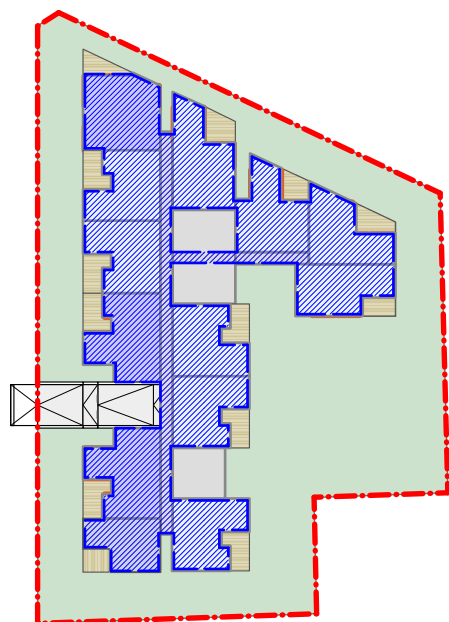
The building is supposed to look like a cluster of smaller attached buildings.

The tallest element is the one on the corner, followed by a small recessive part and a lower part along the street. The height is transitioning from the taller corner to the lower parts of the building further down the street.

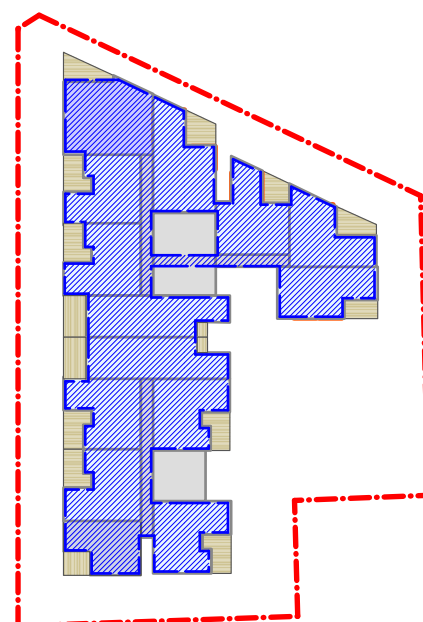
The different parts of the building include several different materials and colours, to differentiate between the parts.



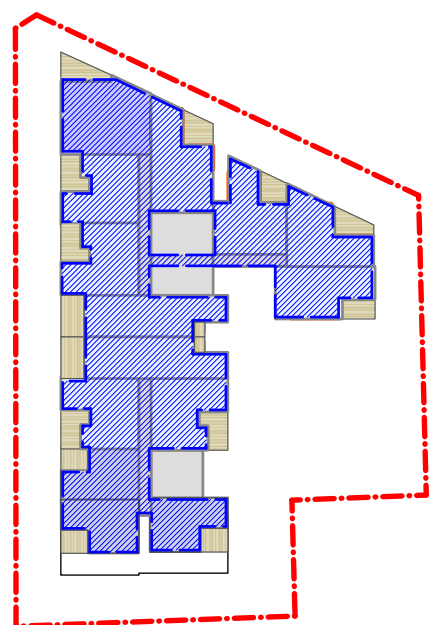
GFA



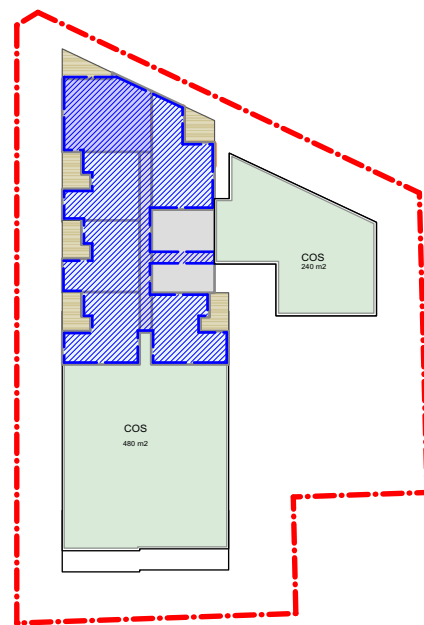
L01 PLAN



TYPICAL PLAN L02-04

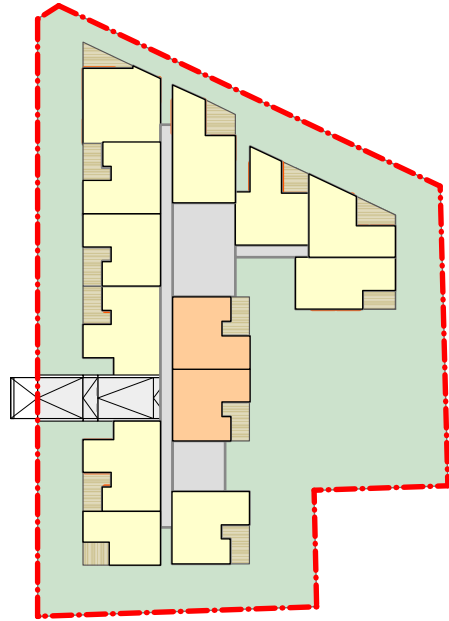
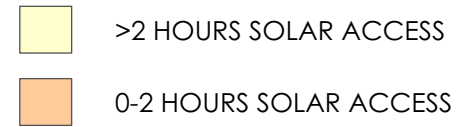


TYPICAL PLAN L05-14

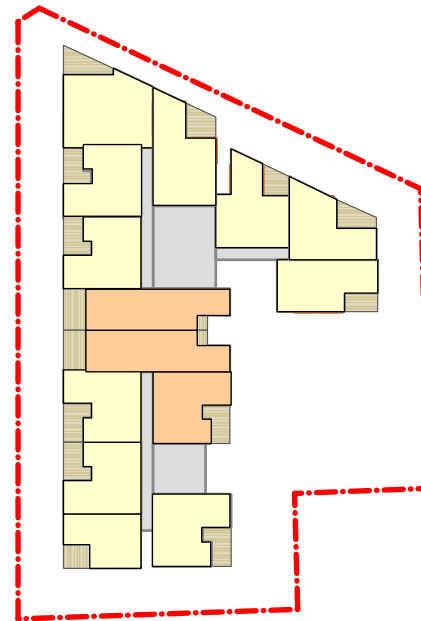


TYPICAL PLAN L15-18

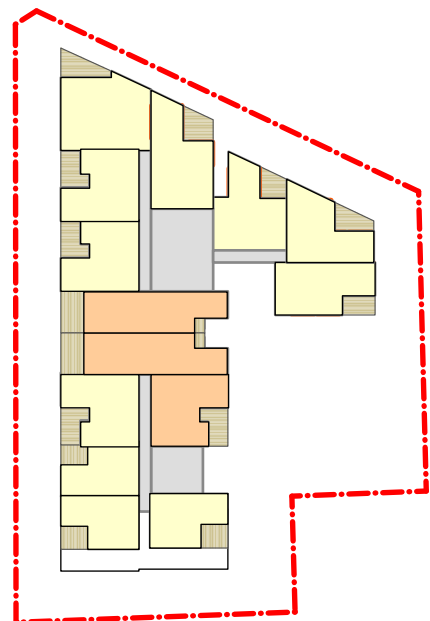
OPTION 1								
YIELD GFA			SUBJECT SITE					
	USE	NO. OF STOREYS		GFA PER LEVEL (M2)		TOTAL GFA (M2)	UNITS PER FLOOR	TOTAL UNITS
LEVEL 01	RESIDENTIAL	1		1113		1113	13	13
LEVEL 02 - 04	RESIDENTIAL	3		1209		3627	14	42
LEVEL 05 - 10	RESIDENTIAL	6		1166		6996	14	84
LEVEL 11- 14	RESIDENTIAL	4		549		2196	6	24
TOTALS		14		4037		13932		163
				FSR		4.08	:1	
				SITE GFA		13932	M2	
				SITES FSR		4.08	:1	
				SITES POTENTIAL UNITS		163		
OPTION 4								
YIELD GFA			SUBJECT SITE					
	USE	NO. OF STOREYS		GFA PER LEVEL (M2)		TOTAL GFA (M2)	UNITS PER FLOOR	TOTAL UNITS
LEVEL 01	RESIDENTIAL	1		1113		1113	13	13
LEVEL 02 - 04	RESIDENTIAL	3		1209		3627	14	42
LEVEL 05 - 12	RESIDENTIAL	8		1166		9328	14	112
LEVEL 13- 16	RESIDENTIAL	4		549		2196	6	24
TOTALS		16		4037		16264		191
				FSR		4.77	:1	
				SITE GFA		16264	M2	
				SITES FSR		4.77	:1	
				SITES POTENTIAL UNITS		191		
OPTION 3								
YIELD GFA			SUBJECT SITE					
	USE	NO. OF STOREYS		GFA PER LEVEL (M2)		TOTAL GFA (M2)	UNITS PER FLOOR	TOTAL UNITS
LEVEL 01	RESIDENTIAL	1		1113		1113	13	13
LEVEL 02 - 04	RESIDENTIAL	3		1209		3627	14	42
LEVEL 05 - 14	RESIDENTIAL	10		1166		11660	14	140
LEVEL 15 - 18	RESIDENTIAL	4		549		2196	6	24
TOTALS		18		4037		18596		219
				FSR		5.45	:1	
				SITE GFA		18596	M2	
				SITES FSR		5.45	:1	
				SITES POTENTIAL UNITS		219		



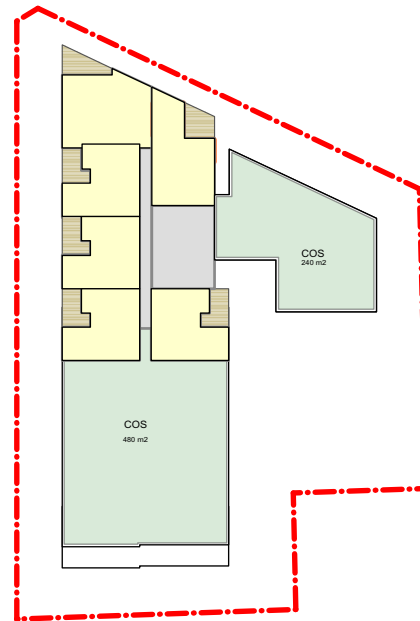
L01 PLAN



TYPICAL PLAN L02-04



TYPICAL PLAN L05-14



TYPICAL PLAN L15-18

OPTION 1

SOLAR ACCESS	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	> 2 H SOLAR ACCES PER FLOOR	SOLAR ACCESS TOTAL
LEVEL 01	1	13	13	11	11
LEVEL 02 - 04	3	14	42	11	33
LEVEL 05 - 10	6	14	84	11	66
LEVEL 11 - 14	4	6	24	6	24
TOTALS	14		163		134
					82%

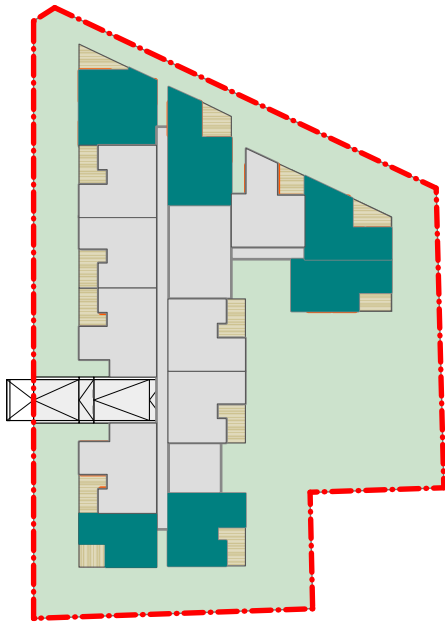
OPTION 2

SOLAR ACCESS	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	> 2 H SOLAR ACCES PER FLOOR	SOLAR ACCESS TOTAL
LEVEL 01	1	13	13	11	11
LEVEL 02 - 04	3	14	42	11	33
LEVEL 05 - 12	8	14	112	11	88
LEVEL 13 - 16	4	6	24	6	24
TOTALS	16		191		156
					82%

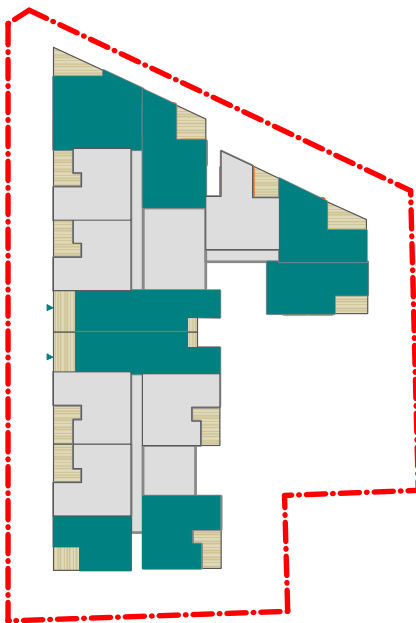
OPTION 3

SOLAR ACCESS	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	> 2 H SOLAR ACCES PER FLOOR	SOLAR ACCESS TOTAL
LEVEL 01	1	13	13	11	11
LEVEL 02 - 04	3	14	42	11	33
LEVEL 05 - 14	10	14	140	11	110
LEVEL 15 - 18	4	6	24	6	24
TOTALS	18		219		178
					81%

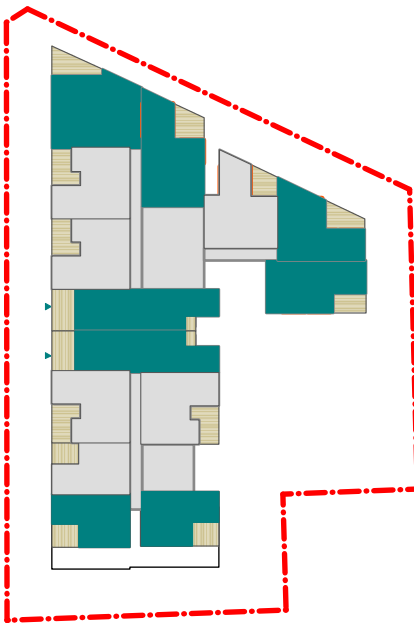
CROSS VENITLATED



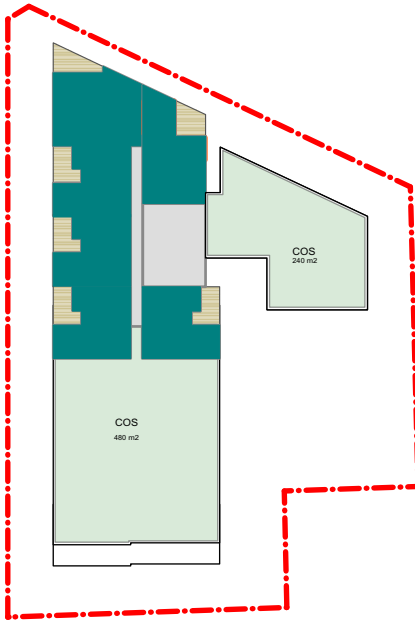
L01 PLAN



TYPICAL PLAN L02-04



TYPICAL PLAN L05-14



TYPICAL PLAN L15-18

OPTION 1

CROSS VENITLATION	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	CROSS VENT PER FLOOR	CROSS VENT TOTAL
LEVEL 01	1	13	13	6	6
LEVEL 02 - 04	3	14	42	8	24
LEVEL 05 - 09	5	14	70	8	40
LEVEL 10	1	14	14	14	4
LEVEL 11 - 14	4	6	24	6	24
TOTALS	14		163		98
					60%

OPTION 2

CROSS VENITLATION	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	CROSS VENT PER FLOOR	CROSS VENT TOTAL
LEVEL 01	1	13	13	6	6
LEVEL 02 - 04	3	14	42	8	24
LEVEL 05 - 09	5	14	70	8	40
LEVEL 10 - 12	3	14	42	14	42
LEVEL 13 - 16	4	6	24	6	24
TOTALS	16		191		136
					71%


OPTION 3

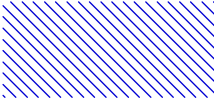
CROSS VENITLATION	SUBJECT SITE				
	NO. OF STOREYS	UNITS PER FLOOR	TOTAL UNITS	CROSS VENT PER FLOOR	CROSS VENT TOTAL
LEVEL 01	1	13	13	6	6
LEVEL 02 - 04	3	14	42	8	24
LEVEL 05 - 09	5	14	70	8	40
LEVEL 10 - 14	5	14	70	14	70
LEVEL 15 - 18	4	6	24	6	24
TOTALS	18		219		164
					75%

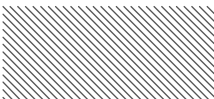
THE PROPOSAL | 04

SHADOW DIAGRAMS

METHOD USED
ARTLANTIS 4.5
RENDERING CAD SOFTWARE

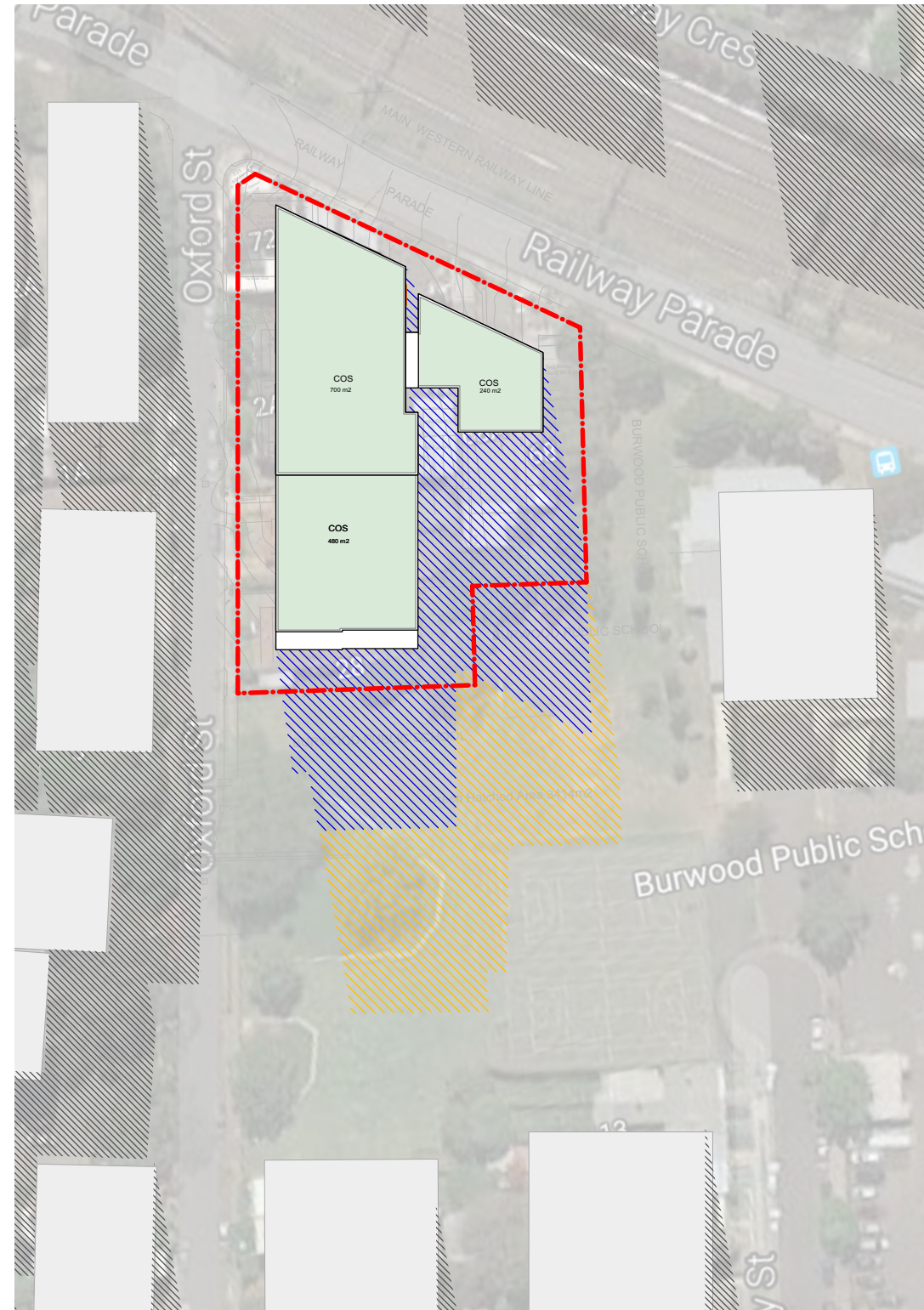
 shadow cast by 18 storeys

 approved shadow cast by 8 storeys

 Shadow cast by existing/ future developments



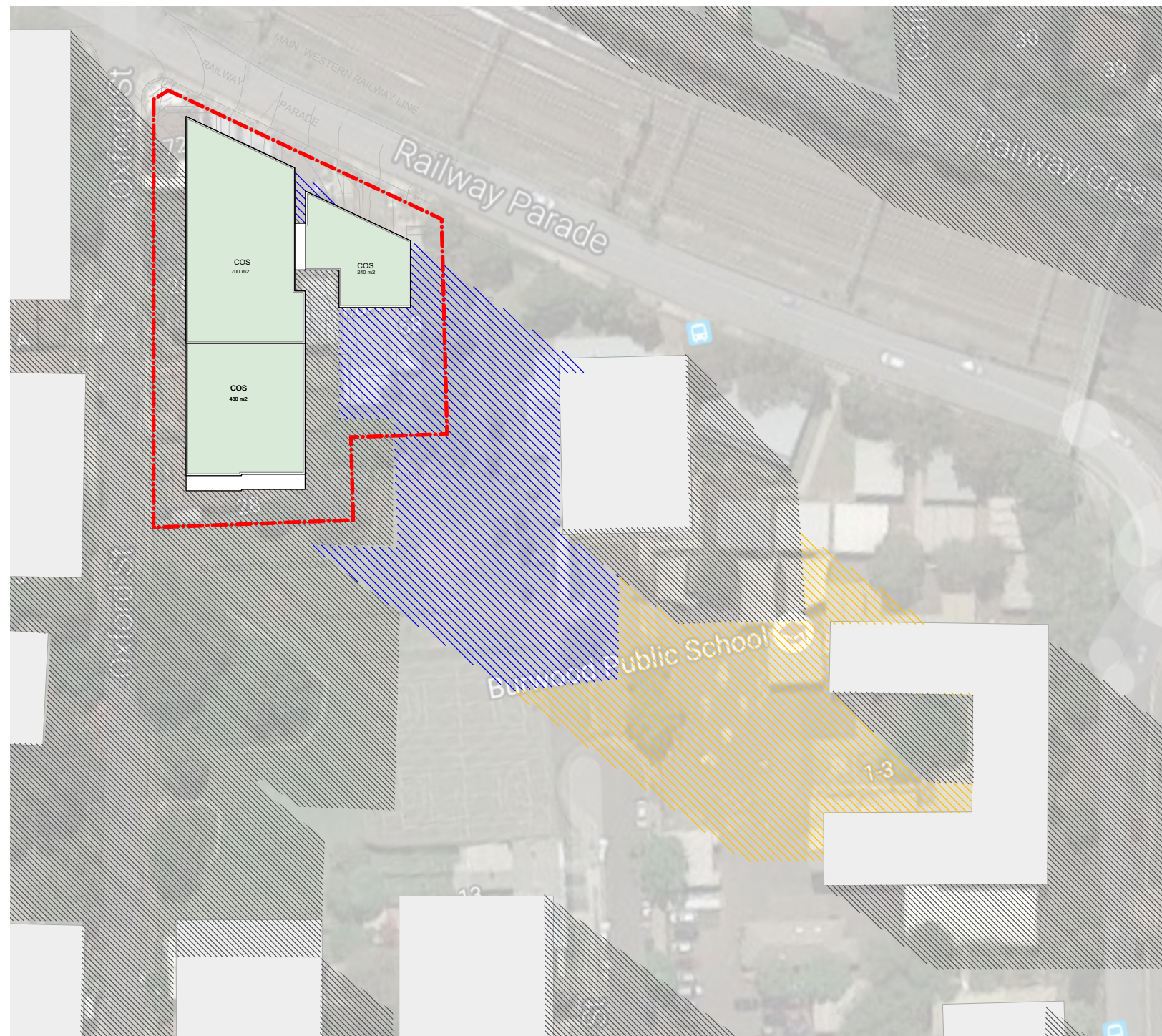
21/06 09:00



21/06 12:00

THE PROPOSAL | 04

SHADOW DIAGRAMS



- METHOD USED
ARTLANTIS 4.5
RENDERING CAD SOFTWARE
- shadow cast by 18 storeys
 - approved shadow cast by 8 storeys
 - Shadow cast by existing/ future developents

21/06 15:00



Burwood is identified as a 'District Centre' under the recently released draft Central subregion District Plan. Burwood is a centre of high economic activity housing retail, local services and jobs in support of a growing inner west population. The findings of this Urban Design Report for additional homes in close proximity to transport, open space, jobs and services is consistent and supports the priorities for the Burwood Centre and the Central subregion as follows:

- Review local planning instruments and consider development initiatives that encourage the development of large floorplate mixed-use buildings
- Improve connections across the centre over the rail line
- Expand the function and type of land uses in the centre
- Investigate opportunities to enhance the night time economy

The proposal while not resulting in a substantial increase to the population, will increase housing supply, choice, diversity and affordability while also creating a 'busier' sense of community in this location. The design has been prepared in support of the opportunity presented by the amalgamation and in accordance with state and local objectives to improve housing affordability; supply and choice