



PLANNING PROPOSAL

Amendment to Burwood LEP 2012

25-29 MITCHELL STREET,
CROYDON PARK

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ACCOMPANYING DOCUMENTS

- Urban Design Study Prepared by Stanisic Architects
- Landscape Concept Plan Prepared by Sturt Noble
- Traffic and Parking Assessment Report Prepared by Varga Traffic Planning Pty Ltd
- Phase 1 Contamination Assessment

1.0 INTRODUCTION

- 1.1 This Planning Proposal (PP) has been prepared by LJB Urban Planning Pty Ltd on behalf of Flower Power Pty Ltd and is submitted to Burwood City Council for consideration.
- 1.2 The Planning Proposal contains an explanation of the intended effect and justification of a proposed amendment to Burwood Local Environmental Plan 2012. (BLEP 2012)
- 1.3 The LEP amendment relates to land known as 25-29 Mitchell Street, Croydon Park. The site is bounded by Mitchell Street and Tangarra Street East, Croydon Park
- 1.4 The BLEP 2012 came into effect on 9 November 2012.
- 1.5 A previous Planning Proposal on the site was gazetted on 16 December 2016. The following changes were endorsed and incorporated into the BLEP 2012:
 - Rezoning of the subject site from part R2 Low Density Residential and part IN2 Light Industrial to part R1 General Residential, with part R2 Low Density Residential retained along Mitchell Street,
 - Amendment of the Maximum Building Height and Maximum Floor Space Ratio Maps as detailed in table for each zoning:

Zone	Maximum Height	Maximum Floor Space Ratio
R2	8.5	0.55:1
R1	11m	1.2:1

- 1.6 The Planning Proposal seeks an amendment to the BLEP 2012 to modify the zoning, permit additional uses and increase the Maximum Building Height and Maximum Floor Space Ratio Maps. The proposal also seeks to restrict the maximum non-residential floor space as detailed in table below:

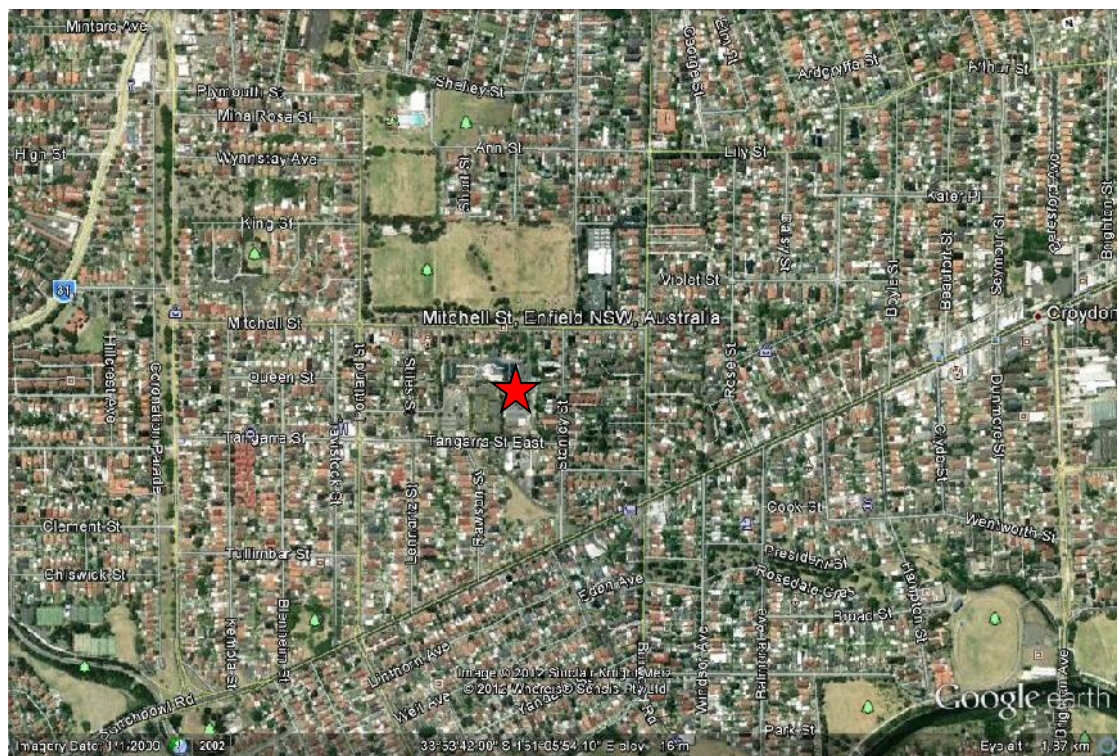
Burwood LEP Control 2012	Existing	Proposed
Zone	Part R1 General Residential and Part R2 Low Density Residential	All R1 General Residential
Schedule 1 Additional Permitted uses	-	Restaurants or cafes and shops
Height	8.5m and 11m	22m
Floor Space Ratio	0.55:1 and 1.2:1	1.6:1 Non-residential uses are restricted to a maximum floor space ratio of 450m ² .

- 1.7 This Planning Proposal has been prepared in conjunction with Stanisic Architects who prepared a Masterplan which identifies the likely distribution of height and floor space across the site in accordance with the applicable planning controls.
- 1.8 This Planning Proposal is a direct result of a further fine grain urban design study and density increases in line with recent State Government strategies and policies. The proposal will achieve a better outcome on the site with the introduction of small scale retail shops and or cafes to Mitchell St with a publicly accessible forecourt and a landscaped through site link that will be publicly accessible encouraging pedestrian access from Tangarra Street to the park.
- 1.9 This new Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning Guidelines including *'A Guide to Preparing Local Environmental Plans'* and *'A Guide to Preparing Planning Proposals'*.

2.0 SITE DESCRIPTION

Locality

- 2.1 The subject site is located in the local government area of Burwood City Council. It is located in the heart of the inner west. Burwood has been identified in the Metropolitan Strategy as a Major Centre highlighting its strategic importance within the Sydney Metropolitan Area.
- 2.2 Burwood is a mixed residential and commercial area with more than 1,800 businesses across a wide range of sectors and includes two major shopping centres. Burwood has significant education services with 12 schools in the LGA and TAFE's Open Training and Education Network.
- 2.3 The Croydon Park area is located in the southern precinct of the Burwood Local Government Area. The suburb is conveniently located to access major roads including Georges River Road and Coronation Parade. The area benefits from being in close proximity to major parks and schools. The location of the site is shown in the following aerial:



- 2.4 The dominant land use in the area is residential, with pockets of mixed use land interspersed with the residential area. The precinct would be categorised as primarily residential with the southern portion of the subject site also recently being rezoned to residential use.
- 2.5 The nearby Council Depot site, to the west has also been rezoned from Industrial to R1 General Residential under the BLEP 2012.
- 2.6 A row of shops is located at the intersection of Tangarra Street East and Portland Street. The shops include: Post Office, convenience store and restaurants. The shops are approximately 270 metres directly west of the Tangarra Street frontage.

- 2.7 The following photos identify the surrounding locality and demonstrate the residential nature of the area:



Photo 8: Looking towards subject site from Henley Park across Mitchell Street



Photo 9: Looking south-west towards subject site along Mitchell Street.



Photo 10: Residential dwellings along Mitchell Street located to the west of the subject site.



Photo 11: Henley Park located on the northern side of Mitchell Street, opposite subject site.



Photo 12: Looking south along Tangarra Street East towards residential dwellings opposite site.



Photo 13: 3 Storey residential flat building located to the west of the subject site on Tangarra Street East.



Photo 14: Residential properties along the western side of Stanley Street. These properties adjoin side boundary of subject site.



Photo 15: Looking south along Stanley Street. Properties to right of photo adjoin side boundary of subject site.



Photo 16: Corner of Stanley Street and Mitchell Road.



Photo 17: Residential properties along the southern side of Mitchell Street and located to the east of the entry to the subject site.

2.8 The site has excellent accessibility to public transport, local schools, childcare, employment and local conveniences including:

- Tangarra Street Shops;
- Enfield East/West shops;
- Enfield Public School;
- St Josephs Catholic School;
- Henley Park;
- Burwood – Major Centre;
- Several Railway stations – Burwood, Campsie and Croydon;
- Campsie; and
- Near the Metro bus services route, that services Burwood Road.

Subject Site

2.9 The subject site is located in the local government area of Burwood City Council.

2.10 It is known as 25-29 Mitchell Street, Croydon Park and its real property description is:

- Lot 101 DP 737342
- Lot 23 DP 774159

2.11 The subject site has frontage to Mitchell Street to the north of 63.3 metres and frontage to Tangarra Street East to the south of 67.09 metres. The central portion of the site extends to the west creating a T shaped site.

2.12 It has an area of 1.9 hectares (19,269m²).

2.13 The subject site is currently owned and operated by Flower Power and includes the Flower Power Nursery, Fruit Shop, Pet Shop and Cafe. In addition, there is a single dwelling on the Mitchell Street frontage.

2.14 The site is nestled in a residential precinct. The relationship of the site and the surrounding area is shown in the following aerial:



2.15 To the north of the site is Henley Park, a large public park which offers excellent access to passive and active recreation for residents in Burwood and Croydon Park. The park includes Enfield Swimming Centre to its north.

2.16 To the east of the site, off Stanley Street, is existing low density residential housing, comprising a range of one and two storey dwellings.

2.17 To the south of the site is a continuation of the low density residential area. Comprising a mix of one and two storey dwellings.

- 2.18 To the west of the Tangarra Street East frontage is a medium density residential development comprising 3 storey walk up flats contained within 4 separate buildings.
- 2.19 To the west of the units is the Council Depot site which contains a series of warehouse buildings. This site has also been rezoned under Burwood LEP 2012 from Industrial to R1 Residential.
- 2.20 Further to the west of the Council Depot site are low density residential allotments.
- 2.21 To the west along Mitchell Street are low density residential dwellings with direct visibility of Henley Park.
- 2.22 The following photos identify the subject site:



Photo 1: Subject site – Mitchell Street entry.



Photo 2: Subject site Tangarra Street frontage.



Photo 3: Looking south into subject site from Mitchell Street entry.



Photo 4: Middle of the subject site looking south from the 'T' intersection of the site.



Photo 5: Looking west along the site from the 'T' intersection of the site.



Photo 6: Looking north-west towards the rear of residential properties that front Mitchell Street from the 'T' intersection of the site.



Photo 7: Taken from the north-eastern section of site looking towards the adjoining RFB located on Tangarra Street East.

- 2.23 The accompanying Urban Design Study prepared by Stanisic Architects provides further commentary on the surrounding context.

3.0 LOCAL PLANNING FRAMEWORK

3.1 Burwood Local Environmental Plan 2012

Zoning

- 3.1.1 The land to which this Planning Proposal relates, is zoned part R2 Low Density Residential and part R1 General Residential.
- 3.1.2 Residential flat buildings, shop top housing and neighbourhood shops are permitted in the zone with development consent.

Height

- 3.1.3 Under Clause 4.3 of the LEP the maximum height of buildings permitted on the site is between 8.5 metres in the R2 zone and 11 metres in the R1 zone, as shown on the Height of Building LEP Map.

Floor Space Ratio

- 3.1.4 Under Clause 4.4 of the LEP the maximum Floor Space Ratio (FSR) shown on the FSR LEP map for the site is 0.55:1 for the R2 zone and 1.2:1 for the R1 zone.

Heritage

- 3.1.5 The land to which this Planning Proposal relates does not contain a heritage item and is not within a heritage conservation area. The site is located near Conservation Area C11, as shown on the Heritage LEP map.

Acid Sulfate Soils

- 3.1.6 The land to which this Planning Proposal relates is identified on Councils Acid Sulfate Soils map as Class 4 and 5. Class 4 requires works more than 2 metres below the natural ground surface and by which the water table is likely to be lowered more than 2 metres below the natural ground surface to be accompanied by an acid sulfate soils management plan.
- 3.1.7 The LEP requires development consent for works and this is to be accompanied by an acid sulfate soils management plan.
- 3.1.8 The potential impact on acid sulfate soils is not relevant to this Planning Proposal and can be resolved as part of any future development application.

Flooding

- 3.1.9 The land to which this Planning Proposal relates is not identified as a Flood Planning Area.

4.0 BACKGROUND TO PROPOSED AMENDMENTS

4.1 Site History

- 4.1.1 Burwood Council adopted the Burwood Local Environmental Plan 2012 (BLEP 2012) on 9 November 2012, it retained the residential zoning across approximately two thirds of the site (northern and middle portion), being R2 Residential Low Density. The remaining third (southern portion) was retained as industrial land and zoned IN2 Light Industrial.
- 4.1.2 A submission, in response to the exhibition of the draft BLEP 2012, was prepared by LJB Urban Planning on behalf of Flower Power Pty Ltd and submitted to Council to request amendment of the draft BLEP 2012 in regards to zoning, height and floor space.
- 4.1.3 At the Council meeting held on 15 May 2012, Council resolved to invite the owners of the subject site to prepare and submit a separate Planning Proposal for the site.
- 4.1.4 The Planning Proposal was required to cover the planning concepts in the submission, taking into account the comments made by Council and providing the necessary additional information identified in the Council's report.
- 4.1.5 The Planning Proposal report was prepared and submitted in response to the outcome of the meetings and provided justification to support the rezoning of the land to residential.
- 4.1.6 The Planning Proposal was gazetted for the site on 16 December 2016. The following changes were incorporated into the BLEP 2012:
- Rezoning of the subject site from part R2 Low Density Residential and part IN2 Light Industrial to part R1 General Residential, with the part R2 Low Density Residential retained along Mitchell Street; and
 - Amendment of the Maximum Building Height to 12m and Maximum Floor Space Ratio to 1.2:1 across the rezoned land.

4.2 Urban Design Analysis

- 4.2.1 Stanisic Architects were engaged by Flower Power Pty Ltd to prepare an Urban Design Study which is further supported by a Landscape Plan prepared by Sturt Noble. Both accompany the Planning Proposal to support an increased maximum height and FSR on the subject site which will increase housing choice within close proximity to the strategic centre of Burwood.
- 4.2.2 Stanisic Architect's methodology in reviewing the opportunity for greater density and improved connectivity for the community, across the site, has resulted from consideration of the opportunities and constraints across the site. The purpose of the study was to inform the proposal in terms of zoning, potential heights, FSR and massing that might be reasonably achievable on the site in the context of the current on-site uses and ensuring potential impacts for adjoining residential uses are minimised.
- 4.2.3 The Stanisic Architects Urban Design study has had greater consideration of the existing built form and existing conditions on site. It seeks to improve the connectivity of the site with the surrounding public domain and provides a greater sense of community interaction with the inclusion of a publicly accessible forecourt along Mitchell Street, publicly accessible through site link and retail uses to replace the current retail uses on the site.

4.2.4 The study considered a series of massing studies that determined the most appropriate envelope based on a distribution of heights across the site, integration with the existing and future streetscape as well as providing usable open space to improve activity around and across the site, particularly along Mitchell Street.

4.2.5 Stanisic Architects identified the following vision for the site:

'The vision for the site is to create an environmentally sustainable living environment within an existing low-rise residential setting that is transitioning to higher density living.'

The project will have a publically accessible retail forecourt activated by ground level shops on Mitchell Street to create a space for the community which refers to the existing amenity within the existing Power Flower Centre. It will also include a through-site pedestrian way for the community connecting Tangarra Street East to Mitchell Street and Henley Park.

The design will extend connectivity for the community through the site, add to the diversity of housing in the area and set a benchmark of design excellence. Building forms will be orientated to optimise solar access and breezes. The character of the proposed buildings will evolve from environmental response, orientation, internal configuration and amenity requirements, and add the diverse character of the existing building fabric.'

(Page 4 Stanisic Architects Urban Design Report for 25-29 Mitchell Street, Croydon Park)

4.2.6 The key concepts underlying the vision, identified by Stanisic Architects, are:

- *Diversity – range of building forms, communal open space and housing choice;*
- *Connectivity – network of publicly accessible spaces and forecourt; and*
- *Community – positive social and environmental network that will foster community interaction and engagement.*

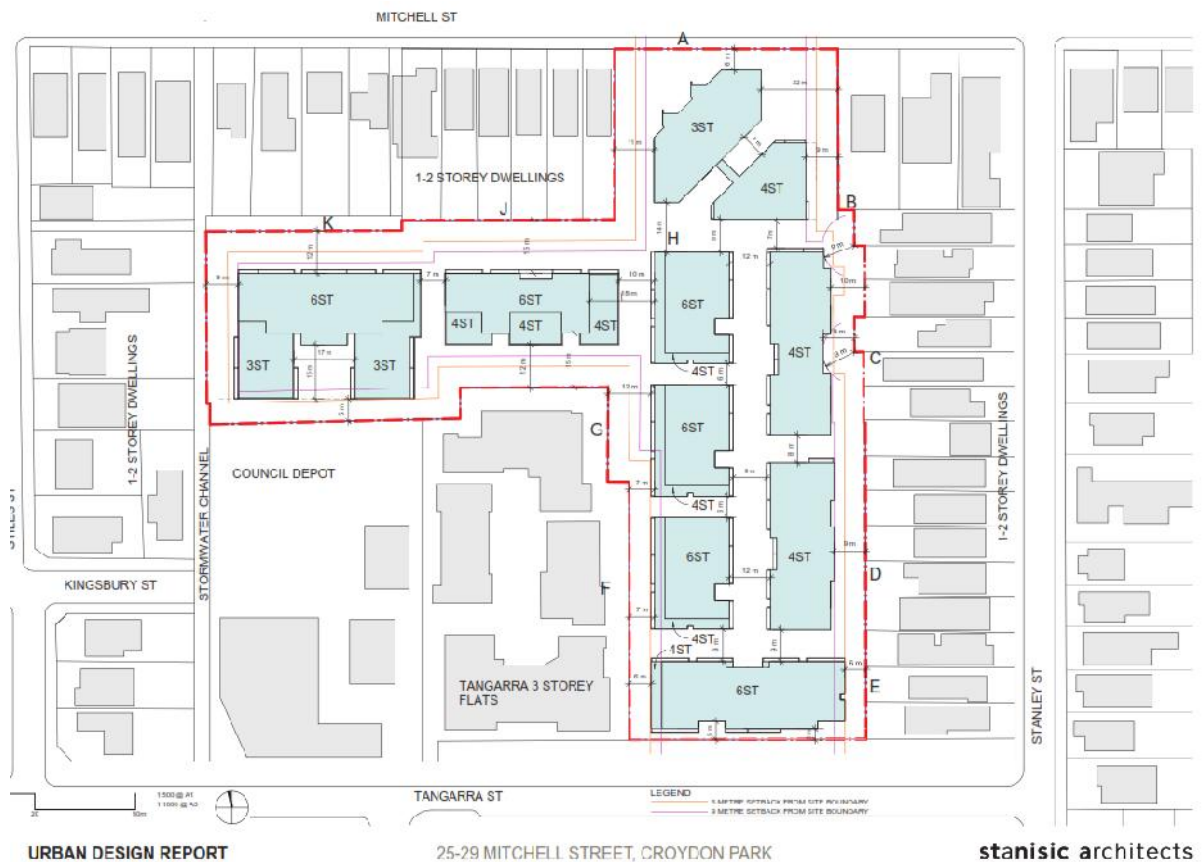
(Page 4 Stanisic Architects Urban Design Report for 25-29 Mitchell Street, Croydon Park)

4.2.7 The detailed urban design analysis recommends the following:

- 1) Rezone R2 Low Density Residential to R1 General Residential to be consistent with the remainder of the site;
- 2) Increase the FSR across the site to 1.6:1;
- 3) Permit small scale shops and cafes on the site to reflect the services currently offered to the community; and
- 4) Increase the maximum height buildings to 22 metres.

4.2.8 Overall, the site has a high level of opportunity for increased density, with the majority of constraints being the future environmental effects from overshadowing and privacy for the surrounding residential properties. The preferred massing option has successfully demonstrated that there will be no adverse effect for adjoining properties.

4.2.9 The preferred building layout, setbacks and storeys is reflected on page 20 of the Stanisic Architects Urban Design Report and has been extracted and provided below:



4.2.10 The evolution of the building forms and layout has been driven by Stanisic Architects design principles, as summarised and listed below:

- 6m setback to Mitchell Street;
- 3m setback to Tangarra Street East
- 7m to 12m wide pedestrian thoroughfare linking Mitchell Street to Tangarra Street East;
- Retail forecourt and activation of Mitchell Street frontage;
- Building heights of between 3 to 6 storeys with varied setbacks and steps in built form;
- Provide 12-15m setback to north-facing habitable rooms in the central buildings K and J on the northern boundary, well in excess of the minimum ADG guidelines;
- Limit forms to the eastern boundary to 4 storeys in height to provide a finer grain residential character and reduce amenity and interface issues such as overshadowing, overlooking and noise to residences located on Stanley and Mitchell Streets;
- Provide clearly defined and accessible entries;
- Limit facade lengths to 45m or introduce a recess into the form that presents as a full height break to reduce mass and bulk;
- Create sun-filled linear communal courtyards with a high level of amenity with tree planting for the enjoyment of residents;
- Provide communal courtyards for social engagement and networking;
- Provide a mix of dwelling types for all - singles, couples, families, the young and elderly;
- Support affordable housing for key workers (nurses, firefighters, emergency, etc);

- *Locate car parking in basement levels;*
- *Confine basement car parking with a minimum 6m setback from the side boundaries for deep soil and planting;*
- *Locate carpark entries and exits off Mitchell Street and Tangarra Street East; and*
- *Reference in the site design the existing Flower Power Garden Centre (i.e. maintain garden centre and provided for future retail uses.*

(Page No. 18 – Stanisic Architects Urban Design Report 25-29 Mitchell Street, Croydon Park)

4.2.11 The recommended scheme is detailed in the following images:



- 4.2.12 The 3D aerial north-west massing diagram demonstrates that the 3 storey building form of Building A along Mitchell Street and 4 storey built form of Building B has been appropriately positioned to respect the lower scale of existing residential dwellings along this street. When combined with the generous setbacks the massing is acceptable and will create improved connectivity for existing and future residents.
- 4.2.13 In addition, it demonstrates that the height of Building J and K (east to west buildings) can be sustained with minimal effect to the Mitchell and Stiles Street residential properties, due to the generous landscaped setbacks.
- 4.2.14 The building layout enables landscaped areas to be provided throughout the development and this will further enhance and green the site.



- 4.2.15 The 3D aerial south-west massing image demonstrates that Building J and K (east to west buildings) will have staggered southern setbacks with a 3 storey form adjacent to the adjoining Council Depot site and the Tangarra Street existing RFB with setbacks of between 6m and 15m. This successfully minimises overshadowing and privacy impacts for adjoining sites. This approach minimises bulk and scale will maintaining a high level of amenity for adjoining southern sites.
- 4.2.16 This 3D image also highlights the position of the 6 storey building form along the central north-south spine with Buildings F, G and H all providing a 4 storey base with an additional 2 storeys being stepped back. This will minimise bulk and scale for surrounding properties as well as when viewed from the public domain, it is appropriately positioned particularly when considering solar access which is discussed below.
- 4.2.17 Building E is positioned east to west along Tangarra Street East and is proposed to have a 6 storey built form with the western two upper floors setback along the western elevation. The design basis for the additional height results from building heights on the existing site and the existing double row of street trees which enables a great scale without adverse environmental impact.



- 4.2.18 The 3D aerial south-east massing image illustrates that Building C and D (north-south buildings located behind Stanley Street residential dwellings) have an appropriately reduced height of 4 storeys and when combined with the 9m to 10m setbacks from the eastern boundary provide an appropriate setback to minimise privacy and shadow effects.
- 4.2.19 The image provides a view of the extensive network of future potential public and private open space and highlights the opportunity of more integrated landscaping features, this is discussed in detail below.
- 4.2.20 Overall, the proposed building layout and massing envelope approach enables flexibility for a future building design that will have the potential to achieve design excellence and construction of a high quality architectural built form with the integration of landscaping to enhance community connectivity.
- 4.2.21 The FSR maximum that could be accommodate across the site, based on the massing study is 1.6:1, equating to approximately 30,408m² of residential GFA and 427m² of retail GFA.
- 4.2.22 The building height varies across the site to ensure solar access and privacy is maintained to adjoining properties. As shown above heights will vary from between 3 storeys and 6 storeys and have been appropriately positioned with the landscaped network of spaces.
- 4.2.23 The position of the building envelopes complies with the separation distances required by SEPP 65 and the Apartment Design Guide. The required setbacks between buildings on the site and to the side boundaries have been demonstrated as required by Part 2F & Objective 3F-1 of the ADG. In addition, the separation incorporates the suggested additional 3m setback at the change in zone boundary to a lower density area.

4.2.24 The development will provide for an improved relationship between the public and private domain with the provision of new retail forecourt along Mitchell Street to the north and a green corridor linking Tangarra Street East residents to Mitchell Street and Henley Park. The Masterplan demonstrates compliant communal open space within the site to provide local residents and future residents with an increased community appreciation and a high level of spatial amenity. The following perspectives which form part of the Urban Design report indicate the vision of these publicly accessible spaces:

VIEW 1: NORTHERN FORECOURT, SHOPS AND PEDESTRIAN WAY



stanisic architects

25-29 MITCHELL STREET, CROYDON PARK

URBAN DESIGN REPORT

1

VIEW 2: THROUGH SITE PUBLIC PEDESTRIAN WAY



stanisic architects

25-29 MITCHELL STREET, CROYDON PARK

URBAN DESIGN REPORT

- 4.2.25 The development will encourage vehicular access at the northern (Mitchell Street) and southern (Tangarra Street East) boundaries. All parking and servicing can be accommodated below ground reduce conflict with pedestrians and maintain pedestrian activity throughout the site and along Mitchell Street.
- 4.2.26 Overall, the concept design within the Stanisic Architects Urban Design report, attached at Annexure 1, has the opportunity to provide a superior building form that will relate appropriately to the urban context.
- 4.2.27 The proposed FSR of 1.6:1 can be accommodated with the building form and the heights are of an appropriate scale given the changing nature of the surrounding locality. The site will provide additional housing that is more attainable for younger persons within close proximity of the strategic centre of Burwood and the Sydney CBD and Parramatta CBD beyond. This proposal is consistent with the Metropolitan and draft Regional Plan as discussed below.

Shadow Analysis

- 4.2.28 As demonstrated in the accompanying Stanisic Architects Urban Design Report, the proposed built form will not unreasonably overshadow adjoining residential properties and the transition in heights across the site ensures a high level of solar access for future residential units, private open space and communal open space.
- 4.2.29 The position of the public forecourt along Mitchell Street, communal open space and private open space combined with the varied building height between 3 to 6 storeys will ensure high levels of solar access are achieved throughout the year and that adjoining residential properties are not unreasonably affected.

- 4.2.30 Overall, the Stanisic Architects Urban Design Study suitably demonstrates that additional density and height, which is adequately transitioned across the site, can be sustained without adversely affecting adjoining sites. This will ensure the minimum solar access requirements under the ADG can be achieved and a superior residential amenity achieved for future residential units and communal open space.

Landscaping Analysis

- 4.2.31 Sturt Noble Associates have prepared an architectural Landscape Plan that highlights the substantial landscape qualities that can be incorporated into the Stanisic Architects concept design within their Urban Design Report.
- 4.2.32 It is clear that the proposed setbacks, building layout and car parking position will enable significant dense planting along all boundaries to provide deep soil planting opportunities.
- 4.2.33 The landscape design intent for the site is to achieve 'buildings among the gardens' which reflects the existing use of the site and maintaining a homage to its use. The importance of the landscape treatment is also reflective of the sites location and proximity to Henley Park.
- 4.2.34 The design incorporates extensive areas of landscaped and useable open space at ground level and within rooftop terraces. The roof top terraces are extensively landscaped to improve the amenity of the spaces and provide privacy screening. The landscape masterplan establishes the creation of different zones for active and passive functions. The landscape treatment is key to the delineation of the private and public accessible spaces and softening the building forms.
- 4.2.35 The proposed network of publicly accessible and private pathways throughout the site will be clearly delineated and provide the opportunity for outdoor seating, outdoor dining, outdoor exercise facilities, community gathering spaces and water features.
- 4.2.36 Some building elevations are capable of providing 'green wall' cable systems to incorporate native flowering systems.
- 4.2.37 All of the landscape features will reinforce the current use by Flower Power and will ensure the site retains a green feel that will create a 'green place' to reflect the current use of the site as a garden nursery. This high level architectural design is necessary to ensure the development achieves sustainability will marinating a high level of connectivity for current and future residents in the locality.

5.0 THE PLANNING PROPOSAL

5.1 Part 1 – Objectives or Intended Outcomes

- 5.1.1 This section of the Planning Proposal sets out the objectives or intended outcomes of the Planning Proposal.
- 5.1.2 The objectives of the Planning Proposal are to:

1. Amend the LEP controls to allow for a greater intensity of development that responds to the limitations of the existing site context;
2. Encourage the incorporation of non-residential ground level floor space; and
3. Provide for the orderly and economic development of land.

5.1.3 Preliminary floor space calculations indicate that the proposal could generate approximately 30,403m² of residential floor space and 427m² of retail floor space, providing a development density of approximately 323 new dwellings.

5.2 Part 2 – Explanation of Provisions

5.2.1 This section sets out the means through which the objectives described in Part 1 will be achieved.

5.2.2 Burwood City Council's support is sought for the Planning Proposal that seeks the following changes:

- Rezone the R2 Low Density portion of the site to R1 General Residential;
- Permit additional permitted uses on the site including restaurant or café and shops;
- Increase the FSR across the site to 1.6:1;
- Permit a maximum non-residential GFA of 450m²; and
- Increase the height across the site to 22 metres.

5.2.3 The LEP will conform to the *Standard Instrument (Local Environmental Plans) Order 2006*.

5.2.4 The Heritage, Flood Planning and Acid Sulfate Soil Maps, which currently form part of the BLEP 2012, will remain unchanged as a result of the Planning Proposal.

5.3 Part 3 – Justification

5.3.1 This section sets out the reasons for the proposed outcomes and development standards in the Planning Proposal.

5.3.2 The following questions are set out in the Department of Planning's *A Guide to Preparing Planning Proposals* and address the need for the Planning Proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth Government agencies.

5.4 Section A – Need for a Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or Report?

5.4.1 The planning proposal is not the result of a strategic study.

5.4.2 This Planning Proposal has been prepared in response to a recent Urban Design Study prepared by Stanistic Architects. The urban design principles and direction have been discussed separately above.

5.4.3 The Planning Proposal also provides a response to the more recent State Government studies including:

- Plan for Growing Sydney
- Revised Draft Eastern City District Plan
- Draft Greater Sydney Region Plan 2056

5.4.4 It is considered that this Planning Proposal is consistent with the above studies. These are discussed separately below.

5.4.5 The Urban Design Study provides the detailed analysis and justification for the proposed amendments to the zoning, floor space ratio and height controls on the subject site and should be read in conjunction with this Planning Proposal.

5.4.6 The Urban Design report demonstrates that an increased height and floor space ratio can be achieved on the site, consistent with the strategic vision for Burwood while ensuring the development will be of an appropriate bulk and scale without adversely affecting adjoining sites by way of bulk and scale, overshadowing and privacy. It enables the provision of a through site link to Henley Park and ensures that superior landscaping is provided throughout the development.

5.4.7 The Planning Proposal also provides a response to various studies and reports undertaken including:

- Plan for Growing Sydney
- Revised Draft Eastern City District Plan
- Draft Our Greater Sydney Region Plan 2056 – A Metropolis of Three Cities
- Burwood 2030 Community Strategic Plan

2. Is the Planning Proposal a better means of achieving the objectives or intended outcomes, or is there a better way?

5.4.8 The Planning Proposal is the best way of achieving the objectives and intended outcomes. The extent of variation to zoning, floor space and height controls proposed under this planning proposal is most appropriately addressed by a change to the sites planning controls.

5.4.9 A Planning Proposal is the best way.

5.5 Section B – Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

- 5.5.1 The Planning Proposal is consistent with the objectives and actions of the current metropolitan plan, known as *A Plan for Growing Sydney*. This is discussed below.

A Plan for Growing Sydney

- 5.5.2 A Plan for Growing Sydney, is the most recent Metropolitan Plan for Sydney, it seeks to guide planning decisions for the next 20 years. The plan seeks to provide new housing that will be located close to jobs and public transport. It is expected that the population will grow by 1.6 million requiring 664 000 new homes by 2031.
- 5.5.3 There are four goals that establish the direction for the future planning of Sydney under 'A Plan for Growing Sydney'. These are outlined below with a discussion on how the Planning Proposal will satisfy each:

Goal 1: A competitive economy with world-class services and transport

- 5.5.4 The subject site is located within Croydon Park which is located in the Burwood LGA and in close proximity to the Burwood, which is identified as Strategic Centre within the Plan for Growing Sydney.
- 5.5.5 One of the key directions of this goal is to grow strategic centres, like Burwood, by providing more jobs closer to home. The future increase of employment opportunities within the Burwood Town Centre further supports the increased density on the subject site, which is within 400m of Burwood Road where frequent bus services provide transportation to the town centre. Future residents can access Burwood Centre within 13 minutes and can also go on to connect to Parramatta with an 18 minute train ride or Sydney CBD with a 12 minute train ride. This is consistent with the State Government's '30 minute City' approach within the *Plan for Growing Sydney*.
- 5.5.6 The Government is working towards providing 689,000 jobs across Metropolitan Sydney by 2031. The State Government and Greater Sydney Commission will work in consultation with Burwood Council to develop job targets for Burwood and encourage investment in the strategic centre. Therefore, the increased density on the subject site is an appropriate location to provide housing in close proximity to an evolving strategic centre like Burwood.

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles

- 5.5.7 The Plan seeks to accelerate the supply of housing within NSW and has identified a need for 664,000 additional homes by 2031. The Plan outlines that urban renewal is necessary to achieve the increased housing requirements while providing housing closer to existing jobs, families and friends.
- 5.5.8 This increased density across the subject site will accelerate housing supply with the Burwood LGA and provide increased housing choice for future residents and key workers within close proximity to Burwood strategic centre. The Planning Proposal is consistent with Direction 2.1 and Action 2.1.1 of the plan in this respect.
- 5.5.9 Direction 2.2 seeks to accelerate urban renewal across Sydney by providing more homes closer to jobs while Direction 2.3 seeks to improve housing choice to suit lifestyle needs. The

proposed density increase for the subject site and its proximity to Burwood Road and Burwood strategic town centre makes the site ideal for meeting the State Government's key directions.

- 5.5.10 The Planning Proposal is consistent with Action 2.2.2 *Undertake Urban Renewal in Transport Corridors which are being transformed by Investment and Around Strategic Centres*. As the site is located within 400m of Burwood Road the provides frequent metropolitan bus and local bus services to Burwood town centre with the average trip taking approximately 13 minutes to Burwood Railway Station. Fast train services provide frequent services to the Sydney CBD and Parramatta CBD, within 18 minutes and 12 minutes respectively, from Burwood railway station during peak times.
- 5.5.11 A Plan for Growing Sydney clearly seeks to focus urban renewal and infill development in and around centres and public transport nodes, creating a 30 minute city model. The increased density on this site will assist in achieving the applicable directions and goals.
- 5.5.12 In addition, the increased density across this site will increase housing choices and lifestyle requirements which have changed in recent years allowing people to live in an area that has improving accessibility to services, parks, education, transport and employment.

Goal 3: A great place to live with communities that are strong, healthy and well connected

- 5.5.13 Another aim of 'A Plan for Growing Sydney' is to create more vibrant places and revitalised suburbs. Direction 3.1 *Revitalise Existing Suburbs* states:

Research has found that focusing new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense.

- 5.5.14 By providing increased housing on this site within 400m of Burwood Road and in close proximity to the Burwood strategic town centre and existing railway line, will provide better connection across the Burwood LGA and strengthen the community.
- 5.5.15 The future redevelopment of the site will ensure improved links from Tangarra Street East to Henley Park and provide a future development that will *create a rich and complex, socially and environmental sustainable living environment within an existing low-rise residential setting*, as outlined in the Urban Design Report prepared by Stanistic Architects.

Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

- 5.5.16 A Plan for Growing Sydney seeks to protect the city's environment while ensuring economic and social uses are sustainable and ensuring we plan for natural hazards such as bushfire and flood.
- 5.5.17 The site is not affected by any natural hazards. However, the provision for increased housing in an urban area will alleviate the pressure to develop on the urban fringe which has occurred under previous Metropolitan Plans. This is an encouraging action that will assist in meeting this goal.
- 5.5.18 A Plan for Growing Sydney identifies six subregions within the defined areas. Croydon Park is located within the Burwood LGA, the Plan identifies Burwood as being located within the

Central subregion. However, the recently exhibited draft Eastern City District Plan has replaced the subregions and was exhibited alongside the draft Greater Sydney Region Plan 2056 (being a review of the current *Plan for Growing Sydney*).

- 5.5.19 Notwithstanding the above, the current *Plan for Growing Sydney* still contains the section relating to the Central Subregion (to be replaced by the Draft Eastern City District Plan). This is discussed below.

Central Subregion (now referred to as the Eastern City District Plan)

- 5.6.1 The Plan recognises the need for accelerated housing supply, choice and affordability as well as employment. It seeks to work with Burwood Council to identify areas of increased housing and employment opportunities. Given the sites location within the Burwood LGA and within 400m of Burwood Road, it is an ideal location for a mixed use and increased residential development.

- 5.6.2 Overarching priorities for Council in transforming the Burwood strategic centre include:

- Work with Council to provide capacity for additional mixed-use development in Burwood including offices, retail, services and housing.
- Investigate a potential light rail corridor from Parramatta to Strathfield/Burwood via Sydney Olympic Park.

- 5.6.3 The Planning Proposal will assist in supporting the above priorities through the provision of increased housing choice in close proximity to the emerging centre of Burwood.

- 5.5.20 This Planning Proposal will reinforce the strategic vision of the State Government.

Draft Our Greater Sydney Region Plan 2056 – A Metropolis of Three Cities

- 5.5.21 The following diagram outlines the planning of greater Sydney and how relevant directions, plans, strategies and programs will be applied and implemented:

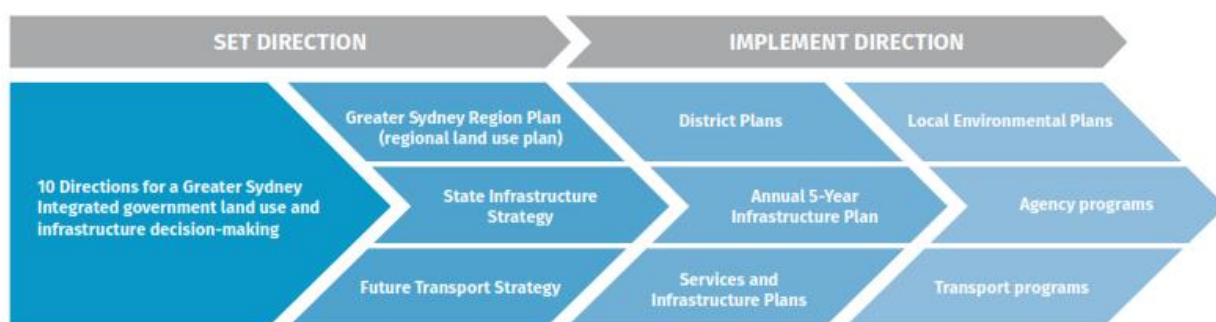


Figure 1: Directions for a Greater Sydney, Prepared by Greater Sydney Commission

- 5.5.22 Following the release of *Towards Our Greater Sydney 2056 (draft amendment to update A Plan for Growing Sydney)* and new legislative requirements under the Environmental Planning and Assessment Act 1979 the current *Plan for Growing Sydney* has recently been reviewed and the *Draft Greater Sydney Region Plan* has subsequently been prepared by the Greater Sydney Commission and publicly exhibited.

- 5.5.23 The draft regional plan has incorporated 10 guiding directions to create a greater Sydney by 2056. The draft provides a broad vision with detailed strategies and actions having an emphasis on creating a global metropolis of three cities being:
- Eastern Harbour City;
 - Central River City; and
 - Western Parkland City.
- 5.5.24 The recent draft incorporates a 40 year vision and establishes a 20 year plan to manage population growth and change. It will also assist in informing district plans and the assessment of Planning Proposals and will assist in infrastructure planning.
- 5.5.25 The Plan places a strong emphasis on creating a '30 minute' city with greater consideration of transport and infrastructure.
- 5.5.26 Croydon Park continues to be located within the Burwood LGA, with Burwood still identified as a strategic centre located within the draft Eastern City District.
- 5.5.27 The Planning Proposal will satisfy Objective 10 *Greater Housing Supply* within the Draft Regional Plan through the provision of infill development within an existing urban area in close proximity to jobs and services. It will also satisfy Objective 11 through the provision of diverse housing.
- 5.5.28 The possible future redevelopment of the site with the proposed zone, FSR and height as shown in accompanying Urban Design Study will be capable of creating a fine grain urban form with improved links and retail use to improve social interaction and connection. The Planning Proposal will be consistent with Objective 12 *Great Places that bring people together*.
- 5.5.29 As discussed above in a *Plan for Growing Sydney* Croydon Park has regular bus services that will enable access to the strategic centre of Burwood within 13 minutes. Fast trains provide train services from Burwood to both the Sydney CBD and Parramatta CBD as well, this Planning Proposal will be consistent with Objective 14. It is also noted that Objective 22 will see infrastructure and investment within the Burwood centre as part of this draft regional plan, this will further support increased housing on the subject site and provide housing in close proximity to employment.
- 5.5.30 The increased density that can be achieved by this Planning Proposal is consistent with the direction and objectives within the draft Plan. The Eastern City District Plan is discussed below.

Draft Eastern City District Plan

- 5.5.31 The revised draft *Eastern City District Plan* replaces the draft *Central District Plan*. The current draft was recently exhibited alongside the draft regional plan, with the exhibition closing on the 15th December 2017.

- 5.5.32 The draft Eastern City District Plan seeks to implement the directions established within the draft *Greater Sydney Region Plan 2056*. It seeks to ensure that the district is developed in accordance with the ‘three cities’ approach to improve social, economic and environmental conditions.
- 5.5.33 The population growth within the district is proposed to increase from approximately 1 million to 1.34 million in 2036 with a projected housing rate increase of 157,500 new dwellings. This Planning Proposal seeks to provide additional housing that will accommodate increasing population growth within the District.
- 5.5.34 Burwood strategic centre has a projected need to increase job targets by between 1700 and 3700 new positions. The location of the site and proposed Planning Proposal seeks to provide additional residential housing within 30 minutes of the Burwood strategic centre, being consistent with the draft district plan and draft regional plan.
- 5.5.35 The existing infrastructure including roads, open space and transport services is able to adequately service the additional units anticipated by this Planning Proposal. The site location is appropriate for increased density and the retail uses will provide additional services for nearby residents. The proposal is consistent with Planning Priority E1 *Planning for a City Supported by Infrastructure*.
- 5.5.36 Planning Priority E3 *Providing Services and Social Infrastructure to meet peoples changing needs*, can be satisfied by the proposed Planning Proposal with the additional units resulting in further ‘universal units’ being provided and in turn this will enable older people to remain in their homes for longer.
- 5.5.37 The provision of a publicly accessible through site link from Tangarra Street to Henley Park along with high level of landscaping of the subject site will provide an improved environmental outcome that will benefit the wider community through increased connectivity creating a safe, walkable and connected environment. Therefore being consistent with Planning Priority E4 *Fostering Healthy, Creative, Culturally Rich and socially Connected Communities*.
- 5.5.38 The Planning Proposal seeks to increase density and height to provide approximately a further 89 dwellings, above the current planning controls. This is an ideal site to enable additional housing without adverse effect to adjoining properties, as discussed above in the Urban Design section. The increased density will provide housing diversity and housing choice for seniors and more affordable homes for young people. Given the proximity to Burwood strategic centre and then the Sydney CBD and Parramatta CBD, it is considered that the Planning Proposal is consistent with Planning Priority *Providing Housing Supply, Choice and Affordability with Access to Jobs and Services*.
- 5.5.39 The draft District Plan identifies Burwood centre as a *distinctive dining and night-time precinct*. The Planning Proposal seeks to provide additional units within 13 minutes of Burwood strategic centre which not only will provide job opportunities but will improve liveability due to the various functions of the strategic town centre and proximity to transport, being consistent with Planning Priority E6 *Creating and Renewing Great Places and Local Centres and Respecting the District’s Heritage*.

- 5.5.40 The Planning Proposal is consistent with Planning Priority E10 *Delivering Integrated Land use and Transport Planning and a 30 Minute City*. The site is located within a 13 minute walk and bus trip from Burwood strategic town centre and a '30 minute City' is achievable for connections to Sydney CBD and Parramatta CBD, subject to waiting times between bus and train connections. The additional residential accommodation will enable homes closer to jobs.
- 5.5.41 The accompanying Urban Design Report, prepared by Stanisic Architects, demonstrates that the future redevelopment has the capability of providing a 'greener' redevelopment with the provision of additional landscaping throughout the development site and increasing the overall 'urban canopy', being consistent with Planning Priority E17 *Increasing Urban Tree Canopy and delivering Green Grid Connections*.
- 5.5.42 As outlined above, the Planning Proposal demonstrates consistency with the applicable 'Planning Priorities' and therefore is consistent with the draft *Eastern City District Plan*.

4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?

Burwood 2030 Community Strategic Plan

- 5.4.10 Burwood 2030 is the Council's community strategic plan. It was prepared in June 2011. The plan focuses on the outcomes Burwood Council would like to achieve over the next 20 years. The Plan establishes the long-term vision for Burwood Council as:

A well connected, sustainable and safe community that embraces and celebrates its culture and diversity

- 5.4.11 The plan focuses on the outcomes Burwood Council would like to achieve over the next twenty years. The study looks at five themes and goals for Burwood City. These are detailed below:

- A sense of community
 - A safe community for residents, workers and visitors
 - High quality activities, facilities and services
 - A current understanding of the community's needs
 - A well informed community
 - A supported and engaged community which celebrates diversity
 - A well connected community
 - A sense of community pride
- Leadership through innovation
 - Accountable and transparent decision making
 - Improved connections between young and older people
 - A supported and supportive community with strong leadership
 - An engaged community
 - Visible leadership
 - Strong partnerships to benefit the community
 - Strategic Goal: To implement best practice effective governance
 - Responsible employer of choice

- Minimise risk & ensure continuity of critical business functions
- Ensure Burwood Council is financially sustainable
- Efficient, effective, customer focused services
- A sustainable natural environment
 - Retained and maintained open green spaces
 - Improved waste management
 - Community educated on sustainable practices
 - Reduced impacts of population growth on the environment
 - Clean waterways
 - Leadership in environmental sustainability
- Accessible services and facilities
 - Integrated, efficient and affordable public transport
 - Effective traffic management and adequate parking provision
 - Accessible services and facilities that are well utilised
 - Affordable housing
 - Safe facilities and services
 - High quality health services
 - Vibrant and clean streetscapes
- A vibrant economic centre
 - The commercial hub for the Inner West
 - Supported small business
 - Increased employment and training opportunities
 - A diverse range of businesses attracted
 - Economic centre growth and preserved residential areas

5.4.12 The planning proposal will assist in meeting the key outcomes for:

- 'a sustainable natural environment' by achieving environmental and energy targets for future residential development;
- 'accessible services and facilities' by providing off-street parking and providing a mix of residential dwellings and retail uses;
- 'a sense of community' by the provision of a retail forecourt and through site link connecting Tangarra Street residents to Henley Park; and
- 'a vibrant economic centre' by facilitating more residential development in an area that is well serviced by public transport and the potential to support the increased employment demands within the Burwood Town Centre.

5. Is the planning proposal consistent with applicable state environment planning policies?

5.5.43 The following table provides an assessment against the relevant State Environmental Planning Policies that are relate to this Planning Proposal:

Table 3 - Planning proposal's consistency with SEPP's.

State Environmental Planning Policy (SEPP's)	Consistency of Planning Proposal
SEPP (State and regional Development) 2011	The future development of the site is likely to be deemed as regional development, meeting the relevant threshold. The Planning Panel will be the determining authority.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Affordable Rental Housing) 2009	Not inconsistent. The provision of affordable housing is not proposed on this site.
SEPP (Exempt and Complying development codes) 2008	Not applicable.
SEPP (Infrastructure) 2007	Not inconsistent. A traffic report accompanies the Planning Proposal and a further detailed traffic assessment will accompany the future DA.
SEPP (BASIX) 2004	Not inconsistent. A BASIX certificate will accompany the future DA.
SEPP 70 (Affordable Housing)	Not inconsistent.
SEPP 65 (Design Quality of Residential Flat Development)	Not inconsistent. The development of the site will be undertaken in accordance with the ten design principles identified in SEPP 65 and Apartment Design Guide. The Urban Design Study attached at Annexure One demonstrates that the building heights, setbacks and envelopes are capable of meeting the design principles of SEPP 65 and the ADG. Detailed compliance will be demonstrated at the DA stage.
SEPP 64 (Advertising and signage)	Not applicable.
SEPP 55 (Remediation of Land)	Not inconsistent. An updated Preliminary Contamination Assessment accompanies the Planning Proposals and determined that the site is capable of being made suitable for the intended development.
SEPP 32 - Urban Consolidation (redevelopment of Urban Land)	Not inconsistent. The Planning Proposal seeks to provide housing in an area that has existing infrastructure.
SEPP 1 - Development Standards	Not applicable. It does not apply to Burwood Local Environmental Plan 2012.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

5.5.44 The following table provides an assessment against the Ministerial Directions:

Table 4 - Planning proposal's consistency with Ministerial Directions

s.117 Direction Title	Consistency of Planning Proposal
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s.117 Direction Title	Consistency of Planning Proposal
1. Employment & Resources	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production & Extractive industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and heritage	
2.1 Environment Protection zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The site is within close proximity to a heritage conservation area. As discussed previously, the rezoning and potential future redevelopment of the site will not affect this area.
2.4 Recreation Vehicle areas	Not applicable.
3. Housing, Infrastructure and urban development	
3.1 Residential Zones	<p>An intensification of residential uses on the subject site will provide for existing and future housing needs and make efficient use of existing infrastructure. The planning proposal will facilitate a broader range of housing options in Croydon Park within 30 minutes of the 'Strategic Centre' of Burwood, which also has fast train services to Sydney CBD and Parramatta.</p> <p>The Planning Proposal will facilitate good residential design in accordance with the principles of SEPP 65 and the Apartment Design Guide. These aspects will be assessed during the subsequent Development Application Process.</p>
3.2 Caravan parks and manufactured home estates	Not applicable.
3.3 Home occupations	Not applicable.
3.4 Integrating Land Use and Transport	<p>The Planning Proposal seeks to provide increased residential development on land that is within close proximity to regular metropolitan bus services, on Burwood Road. These buses, service Burwood strategic centre and the travel time consists of an approximate 5 minute walk from the site to Burwood Road and an 8 minute bus trip to the Burwood centre. Fast train services are available from Burwood train station to Central Station taking 13 minutes and to Parramatta within 18 minutes.</p> <p>Increased residential density, in this location will further encourage the use of public transport and may reduce the reliance on private vehicle use. The increased density will not detrimentally effect the surrounding traffic network and no further infrastructure upgrades are required. Adequate car parking can be provided on-site with any future DA. Refer to the accompanying Traffic Report prepared by Varga Traffic Planning Pty Ltd.</p>
3.5 Development near licensed aerodromes	Not applicable.
3.6 Shooting ranges	Not applicable.

s.117 Direction Title	Consistency of Planning Proposal
4. Hazard and risk	
4.1 Acid sulfate soils	The land to which this Planning Proposal relates is identified on Councils Acid Sulfate Soils map as Class 4. The Burwood LEP 2012 requires the submission of an acid sulfate soils management plan. This matter will be addressed at the development application stage.
4.2 Mine subsidence and unstable land	Not applicable.
4.3 Flood prone land	The subject site is not identifies as flood affected.
4.4 Planning for bushfire protection	Not applicable, the land is not identified as bushfire prone land.
5. Regional Planning	
5.1 Implementation of regional strategies	Revoked 17 October 2017
5.2 Sydney's drinking water catchments	Not applicable.
5.3 Farmland of State or Regional significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and retail development along the Pacific Hwy and North Coast	Not applicable.
5.5 Development in the vicinity of Ellalong, Paxton & Millfield	Revoked 18 June 2010
5.6 Sydney to Canberra corridor	Revoked 10 July 2008
5.7 Central Coast	Revoked 10 July 2008
5.8 Second Sydney Airport	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The planning proposal does not include additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
6.2 Reserving Land for Public purposes	This Planning Proposal does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provisions	<p>The planning proposal seeks to rezone part of the site to R1 General Residential from R2 Low Density Residential, permit additional uses to support cafes and local shops providing similar uses that exist on the site such as a small fruit shop as well as increase the FSR and height across the wider development site to a maximum of 1.6:1 and 22 metres, respectively. The planning proposal also seeks to permit a maximum of 450m² of GFA for non-residential uses.</p> <p>The planning proposal contains concepts and provides some detailed</p>

s.117 Direction Title	Consistency of Planning Proposal
	drawings that show details of the development proposal and associated landscaping. This will be also demonstrated further in any future development application.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	<p>The Planning Proposal achieves the overall intent of the plan and does not undermine the achievement of its vision, land use strategy, policies or outcomes. The proposal will achieve increased density consistent with the '30 minute City' strategy, being only:</p> <ul style="list-style-type: none"> • 17 minutes by public transport from the strategic centre of Burwood; • 25 minutes from Central railway station within the Sydney CBD; and • 31 minutes from Parramatta CBD. <p>The increased density combined with the retail function along Mitchell Road will further activate the site and provide improved social connections, particularly with the use of Henley Park to the north and activation of the through site link to Tangarra Street East.</p> <p>The subject site is within an area that is highly accessible and has excellent access to public transport, employment opportunities, local schools and shopping centres and community infrastructure for the growing community.</p> <p>The increased population will be able to assist in achieving employment targets for Burwood's strategic centre.</p> <p>A future redevelopment of the site will provide a mix of housing opportunities that will provide more affordability for younger generations and enable housing to be located close to employment opportunities.</p> <p>The Planning Proposal maintains consistency with a Plan for Growing Sydney.</p>
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.

5.6 Section B – Relationship to Strategic Planning Framework

1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal?

- 5.6.4 No. The Planning Proposal will not result in any impact to any critical habitats, threatened species, populations or ecological communities.

2. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

- 5.6.5 No. There are no likely environmental effects associated with the development of this site that cannot be suitably mitigated through the detailed design process. Preliminary analysis has been undertaken of the following key aspects:

Traffic

- 5.6.6 The accompanying Traffic Report prepared by Varga Traffic Planning Pty Ltd determines that the Urban Design Concept prepared by Stanisic Architects can provide adequate on-site car parking.
- 5.6.7 In addition, the additional number of vehicles and vehicle movements resulting from the increased density will maintain the same levels of service at nearby intersections and will not require further infrastructure upgrades.
- 5.6.8 Overall, there will be no unacceptable impacts within respect of road network capacity or off-street parking/access requirements.

Residential Amenity

- 5.6.9 The accompanying Urban Design Analysis prepared by Stanisic Architects gave due regard to the requirements of SEPP 65 and the Apartment Design Guide. The analysis confirms that the development could achieve excellent levels of internal amenity for future residents.
- 5.6.10 The envelope flexibility will enable a future building to achieve design excellence and superior amenity for future residents.

Overshadowing and Solar Access

- 5.6.11 As discussed above and within the accompanying Urban Design Report the concept will achieve high levels of solar access for future residential units as well as maintaining solar access to adjoining residential properties and private open space.
- 5.6.12 The recommended envelope will enable a high level amenity for future residential uses within a development and will achieve compliance with the ADG.

Noise

- 5.6.13 Any future development and uses within the building will be required to satisfy the BCA and Council noise requirements.

Visual Impact

- 5.6.14 The recommended envelopes respond appropriately to adjoining sites. In particular, the varied heights of the buildings between 3 and 6 storeys combined with the generous setbacks

enables the development site to provide a high level and landscaping to benefit both existing and future residents.

- 5.6.15 The introduction of retail spaces and a publicly accessible forecourt along Mitchell Street combined with the building concept layout for Building A and B, will minimise bulk and scale when viewed from Mitchell Street and Henley Park opposite. The concept will enable increased community interaction and passive surveillance across the site to link in to the pathways throughout the development while providing a finer architectural grain and more human scale.
- 5.6.16 The heights of all buildings have been carefully considered in light of the proposed setbacks to ensure that the higher buildings are located along the central north-south spine or adjacent to generous setbacks. This ensures that overshadowing is minimised and privacy is maintained.
- 5.6.17 Overall, the proposed envelope concept will enable a future design that can provide greater housing choice and affordability within very close proximity to Burwood strategic centre.
- 5.6.18 No. There are no other identified environmental effects, other than those discussed above, of the planning proposal.

3. How has the Planning Proposal adequately addressed any social and economic effects?

- 5.6.19 The Planning Proposal is consistent with Plan for Growing Sydney and also the Draft Regional Plan, which seeks to create three cities and the '30 minute' city principle. As Croydon Park is located within 30 minutes of the strategic centre of Burwood, which has fast train services to and from the Sydney CBD and Parramatta CBD.
- 5.6.20 The Planning Proposal will provide alternate accommodation within close proximity of increasing employment opportunities within the strategic centre of Burwood.
- 5.6.21 The proposed retail shops and cafe will provide services to the surrounding community which will result in improved social interaction. The restriction on the quantum of this floor space will ensure the services provided on this site do not compete with local shops in the area.
- 5.6.22 The proposal will result in an increase in the availability of residential housing stock and dwelling mix within the locality and will contribute towards the provision of housing for population forecast increase within the Burwood LGA.

5.7 Section D – State and Commonwealth Interests

4. Is there adequate public infrastructure for the Planning Proposal?

- 5.7.1 The subject site is well serviced by existing and future transport and infrastructure.
- 5.7.2 A Traffic Assessment has been undertaken in the preparation of this Planning Proposal to determine how the existing road network may be impacted by the increased density and retail activity and whether there is sufficient road infrastructure to support the Planning Proposal. The Traffic report prepared by Varga Traffic Planning Pty Ltd accompanies this report.

- 5.7.3 The report confirms that the traffic generation of the Planning Proposal will maintain existing service levels of surrounding intersections and that a future development can satisfy Council's on-site parking rate.
- 5.7.4 The site is located within an established urban area which is well serviced by road networks, public transport, utilities, local schools, community facilities, shopping centres and employment opportunities.
- 5.7.5 Any augmentation to services will be dealt with appropriately at the DA stage.

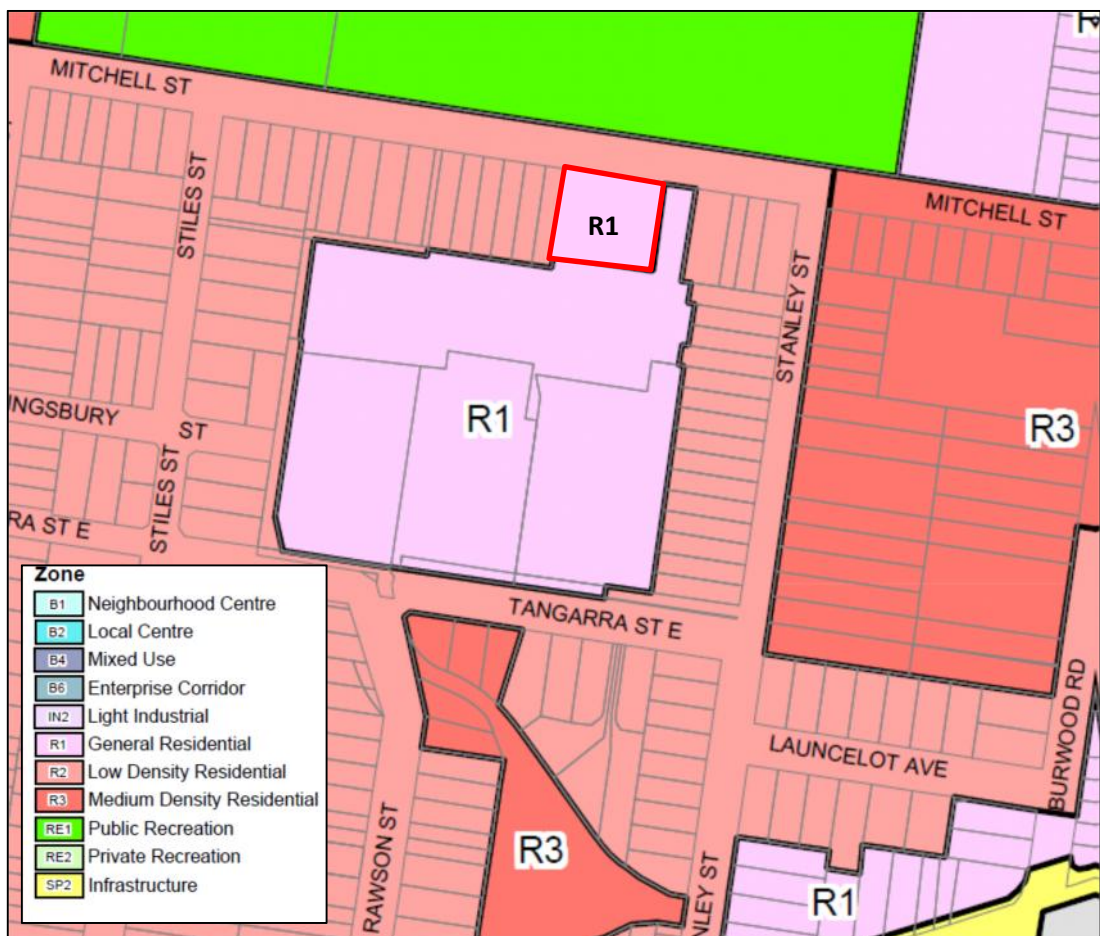
5. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

- 5.7.6 At this stage, the appropriate State and Commonwealth public authorities have not been identified or consulted. This will occur following the Gateway Determination.

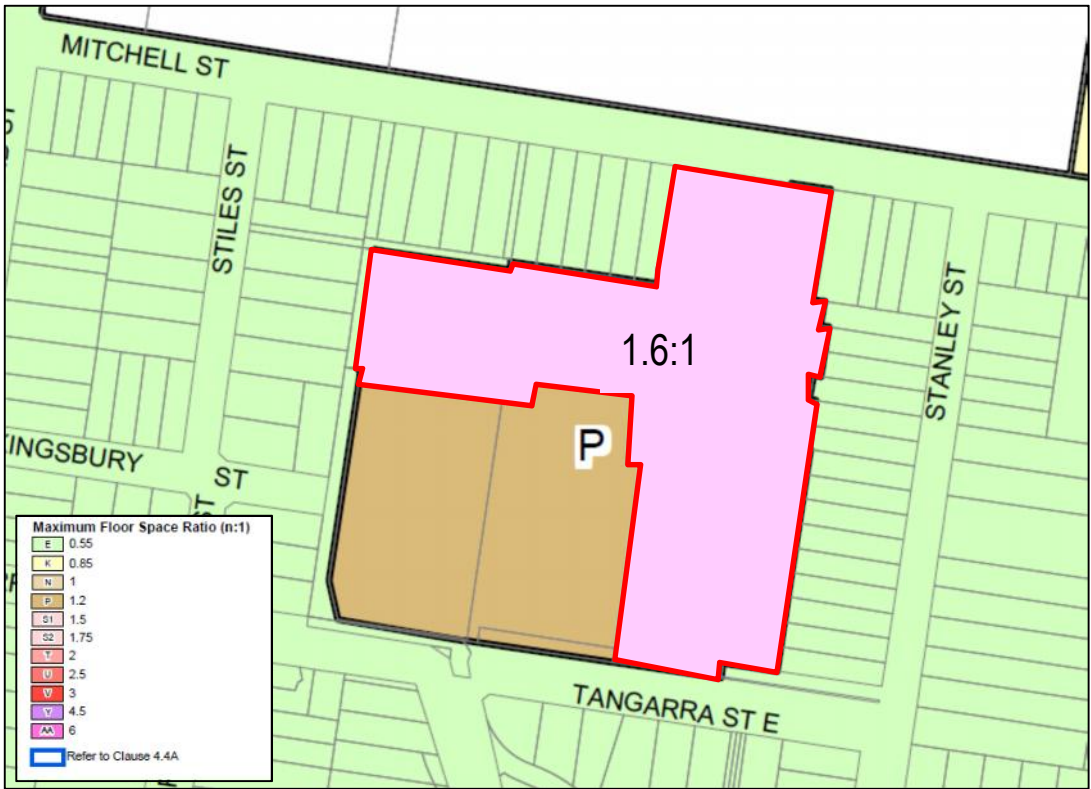
5.8 Part 4 – Mapping

- 5.8.1 The Planning Proposal seeks to:
- Rezone the R2 Low Density Residential portion of the site to R1 General Residential;
 - Allow additional permitted uses for restaurant or café and shops to a maximum Gross Floor Area of 450m²;
 - amend the LEP Floor Space Ratio map to apply 1.6:1 across the subject site; and
 - amend the LEP Maximum Height of Building map to apply 22 metres across the site.
- 5.8.2 It is recommended that the Burwood Zoning, FSR and Height of Building maps be amended as follows (changes highlighted by red line):

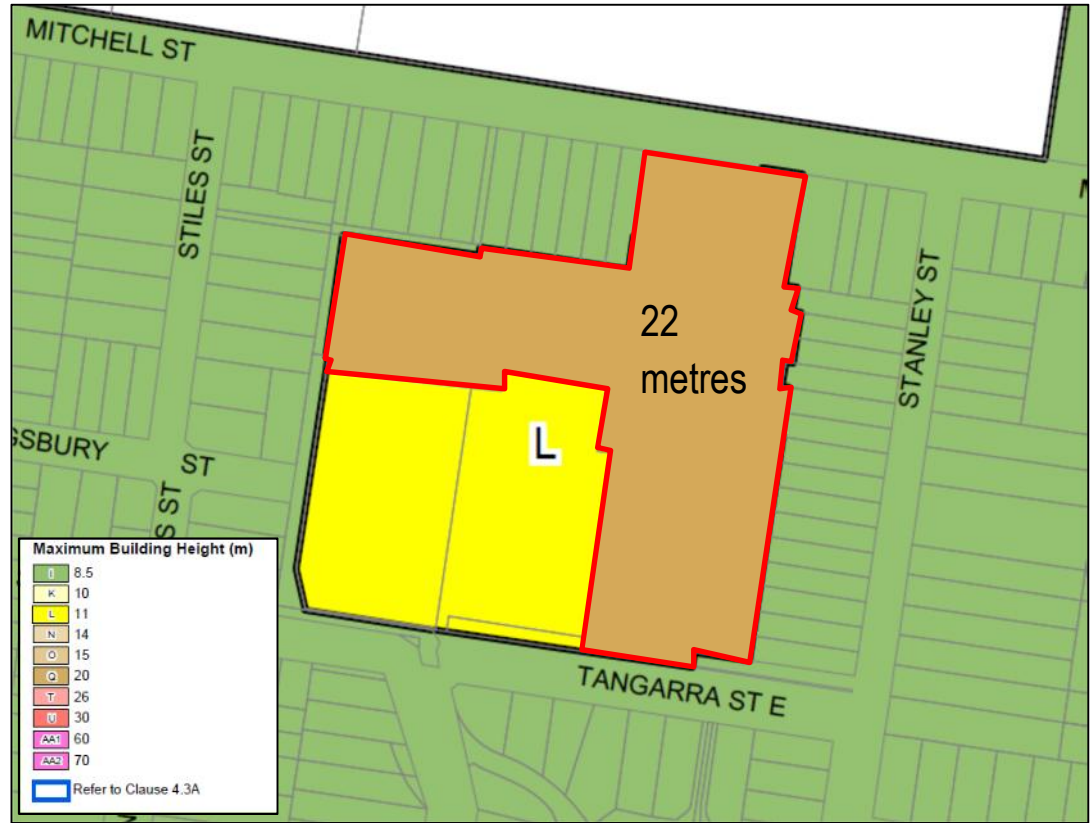
Zoning



Floor Space Ratio



Height



5.9 Part 5 – Community Consultation

5.9.1 Given the scale of the proposal the consultation mechanism is likely to include:

- Notification letter to adjoining owners
- Advertisement in the local paper
- Information provided on Council's website

5.9.2 Following the Gateway Determination, the Department of Planning will advise the extent of 'formal' public consultation that is required.

5.10 Part 6 – Project Timeline

5.10.1 Below is an indicative timeline for the Planning Proposal:

- Referral to DP&I for Gateway determination – May 2018
- Gateway determination – June 2018
- Public exhibition – July 2018
- Consider submissions – August 2018
- Post exhibition report to Council – September 2018
- Submit to DP&I to finalise LEP amendment – October 2018
- Anticipated date for notification of LEP amendment – December 2018

6.0 CONCLUSION

- 6.1 This Planning Proposal has been prepared by LJB Urban Planning Pty Ltd on behalf of Flower Power Pty Ltd and is submitted to Burwood Council for consideration.
- 6.2 The Planning Proposal seeks an amendment to Burwood LEP 2011 as it relates to land bound by Mitchell Street and Tangarra Street East, Croydon Park to allow for:
- Rezoning of the R2 Low Density Residential portion of the site to R1 General Residential;
 - Allow additional permitted uses for restaurant or café and shops to a maximum Gross Floor Area of 450m²;
 - Increase FSR to 1.6:1 for the site; and
 - Increase height to 22 metres across the entire site.
- 6.3 The planning proposal will have a positive impact for the following reasons:
- Provide a more appropriate use of land and density that will not detrimentally effect the residential character of the precinct. The accompanying Urban Design Report demonstrates that the scale of the development can be suitably located on the site without adverse impacts.
 - The site is located opposite Henley Park, the proximity of the site will provide convenient access to residents to utilise this space which supports higher density living and has a much improved access between Tangarra Street and Mitchell Road.
 - The retail / shop areas have been designed to provide ground level activation and community interaction with a connection for Tangarra Street residents with Henley Park.
 - Will assist in achieving the housing target for the Burwood Area under the Metropolitan Plan for Sydney and future draft Regional Plan and draft Eastern City District Plan.
 - Site is within 400 metres of Burwood Road which provides regular metropolitan bus services to Burwood Town Centre. The trip is estimated to be approximately 13 minutes, which includes a 5 minute walk to and from the bus stop.
 - It will result in the efficient use of existing infrastructure, allowing for higher density housing in an area that is well serviced. It will reduce the pressure on development of Greenfield sites that are not as well serviced or have access to efficient public transport networks.
 - The increased housing opportunities will support the growth of the Burwood LGA and provide additional housing choice that is likely to be significantly more affordable than a 'freestanding' or 'semi-detached' house.
- 6.4 The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning Guidelines including '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'.
- 6.5 It is therefore requested that Burwood Council progress the requested amendments to Burwood LEP 2012 as follows:
- Rezone site to R1 General Residential;

- Allow additional permitted uses for restaurant or café and shops to a maximum Gross Floor Area of 450m²;
- Apply a maximum FSR of 1.6:1; and
- Increase height to 22 metres.



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