NEW JOBS AND HOMES TO RESULT FROM NEW BURWOOD LEP

Around 2,800 new jobs are expected to be created and an additional 2,400 dwellings constructed as a result of the approval of a new local environmental plan (LEP) for the Burwood town centre.

Minister for Planning, Tony Kelly, said the LEP replaces existing planning controls which date back to 1979.

“The LEP contains provisions to provide 70,000 square metres of new commercial floor space in areas near Burwood Railway Station, as well as providing encouragement for residential development on the fringe of this centre,” the Minister said.

The LEP divides the town centre into four areas:

- A commercial core area where office and other employment uses are encouraged in building heights up to 70 metres;
- A middle ring area where slightly lower scale office and other employment uses are encouraged;
- A perimeter area where residential uses in buildings no higher than 30 metres are encouraged; and
- A transition area close to existing suburbs where residential uses in buildings no higher than 15 metres are allowed.

Member for Strathfield, Virginia Judge, welcomed the announcement.

“The LEP aims to cement Burwood’s position under the Metropolitan Strategy as the major centre for Sydney’s Inner West,” Ms Judge said.

“This LEP will be about making Burwood a key employment destination and provider of new housing, close to public transport services.

“This is in line with the NSW Government’s aims to better integrate land-use and transport and create a more sustainable city, where the need for car use is minimised.”

Burwood is on the proposed new Western Express service as part of the Metropolitan Transport Plan, which will improve capacity and travel times, as well as being on both current and future strategic bus corridors.

In mid-2007, Burwood Council asked the NSW Government to help deliver the LEP by establishing an independent planning panel, to help deal with potential conflicts of interest among councillors.

The panel and council staff have worked together successfully to deliver the LEP.

An infrastructure levy will now apply to development worth more than $250,000 to help fund a wide range of local infrastructure improvements sought by the council including road, community facility, public domain and open space upgrades.