



Burwood ^{Inc.1874}

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

Attachments Paper
Burwood Council Extraordinary Meeting
Wednesday 29 January 2025
6:00 PM

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Reports to Council

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For Burwood Council
17 January 2025
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Croydon Housing Investigation Area (HIA)

Response to Public Exhibition Feedback:
Masterplan Options

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Executive Summary

Following the public exhibition of the Draft Croydon Housing Investigation Area (HIA) Masterplan in October-December 2024, Burwood Council have reviewed the feedback received from the public and developed two new masterplan options for the Croydon HIA. These two options are in addition to the NSW Government TOD proposal as well as the Draft Masterplan exhibited in 2024.

This document outlines the four masterplan options for Council's consideration at its January 2025 Council Meeting.

The four options are as follows:

- **Option 1: NSW Government TOD proposal**
 - This option illustrates the potential built form outcome should the TOD Program provisions proposed by the NSW Government be adopted as is.
- **Option 2: Council exhibited alternative Masterplan within HIA**
 - This option assumes that the Draft Masterplan as exhibited in 2024 is adopted as is.
- **Option 3: A refined Council alternative Masterplan redistributing density within HIA**
 - This option redistributes density within the HIA to provide a comparable yield to Option 2.
 - It locates density close to Croydon Station and at the north-western portion of the HIA, close to the Burwood Town Centre.
- **Option 4: A refined reduced-density Masterplan near Croydon Station, unmet targets redistributed to Burwood North Masterplan**
 - This option considers an overall reduction in density and only locates density close to Croydon Station.
 - This option does not provide the number of dwellings required by the TOD Program. Additional dwellings will need to be provided elsewhere (e.g. Burwood North), subject to discussion with the NSW Government.

Terms and Abbreviations

ADG	Apartment Design Guide
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
FSR	Floor Space Ratio
GFA	Gross Floor Area
HCA	Heritage Conservation Area
HOB	Height of Building
HIA	Housing Investigation Area
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
PLC	Presbyterian Ladies' College
TOD	Transit Oriented Development

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1 Option 1: NSW Government TOD proposal

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Option 1: NSW Government TOD proposal

Overview

- Assumes TOD Program provisions proposed by the NSW Government is adopted as is - excludes heritage items, includes lots within Heritage Conservation Areas (HCAs).
- Assumes existing 3:1 FSR (8 storeys) along Grosvenor Street is retained, 2.5:1 FSR (6 storeys as per TOD Program provisions) for all other lots within 400m radius of Croydon Station.
- Assumes ground level non-residential use on lots currently zoned E1 Local Centre is excluded from potential residential capacity.
- Refer to **Section 5: Notes and Assumptions** for further information.

Overall Yield

Residential Capacity (within 400m radius of Croydon Station in Burwood LGA)	
Estimated no. of existing dwellings	583
Estimated no. of existing dwellings retained	2
Potential no. of new dwellings	3,830
Potential new residential GFA capacity (at 90 sqm GFA per dwelling)	344,727 m ²
Potential total no. of dwellings	3,832
Potential total population (at 2.5 people per dwelling)	9,581
Potential net increase in no. of dwellings	3,249

LEGEND

- - - Croydon HIA
- Cadastre
- Burwood Town Centre
- Inner West LGA
- Railway & Station
- 400m Radius from Station
- 800m Radius from Station
- Heritage Item
- Heritage Conservation Area
- Existing Schools
- Existing Public Open Space
- Major Road
- Existing Primary Active Transport Route
- Planned Active Transport Route
- Proposed Primary Active Transport Route
- Proposed Dedicated Active Transport Route
- Proposed Secondary Active Transport Route
- Existing Green Street
- Proposed Green Street
- Signalised Crossing
- Pedestrian Crossing
- Proposed Signalised Crossing
- Proposed Pedestrian and Bicycle Crossing
- 3:1 FSR (Up to 8 Storeys)
- 2.5:1 FSR (Up to 6 Storeys)
- Inner West LGA - Potential 2.5:1 FSR (Up to 6 Storeys)*

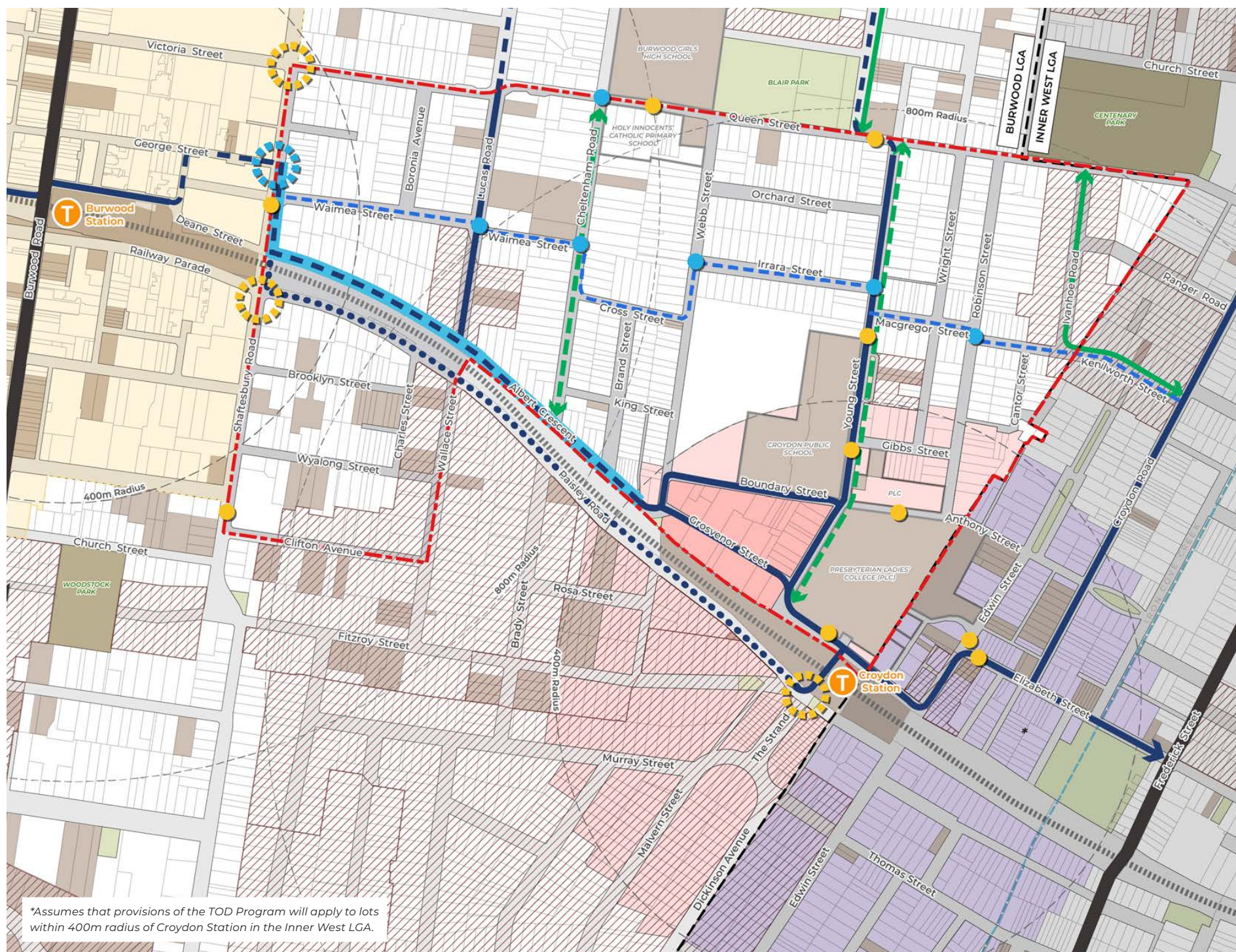
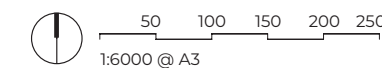


Figure 1. Option 1 - Structure Plan



Indicative 3D Massing



Figure 2. Option 1 - Indicative 3D Massing

LEGEND

- Croydon HIA
- Local Government Area
- Railway & Station
- 400m/800m Radius from Station
- Existing Buildings
- Indicative Building Envelopes
- Heritage Item
- Heritage Conservation Area
- Existing Public Open Space

Building Height



Figure 3. Option 1 - Building Height

LEGEND

- Croydon HIA
- Local Government Area
- Railway & Station
- Existing Schools
- Existing Public Open Space
- Maximum Building Height (Storeys)
- Indicative Building Heights
- Up to 6 Storeys
- 2 Storeys

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Density

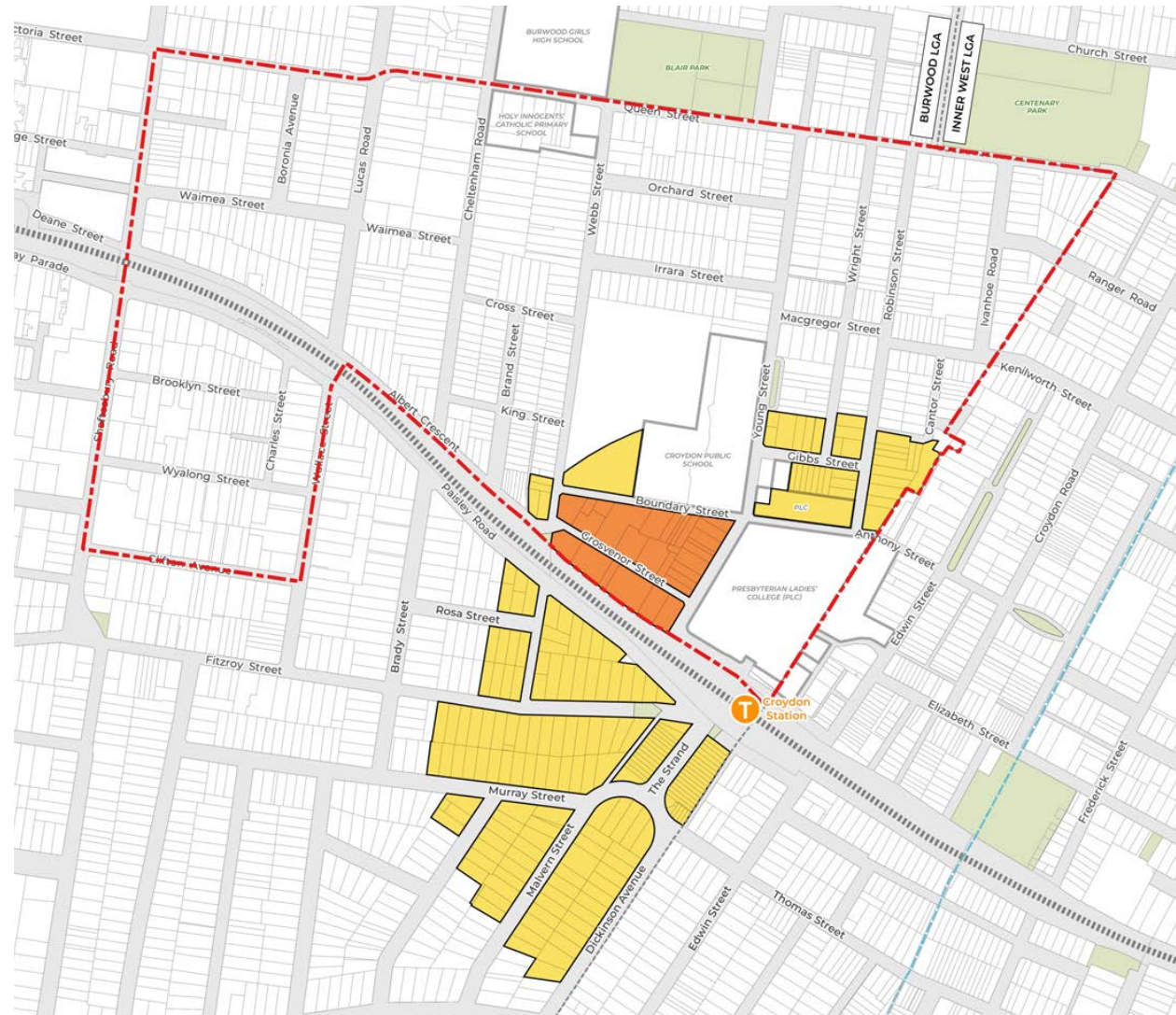
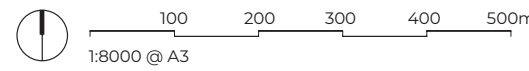


Figure 4. Option 1 - Density



LEGEND

- Croydon HIA
- Local Government Area
- Railway & Station
- Existing Schools
- Existing Public Open Space
- 3:1 FSR
- 2.5:1 FSR

Indicative Site Amalgamation

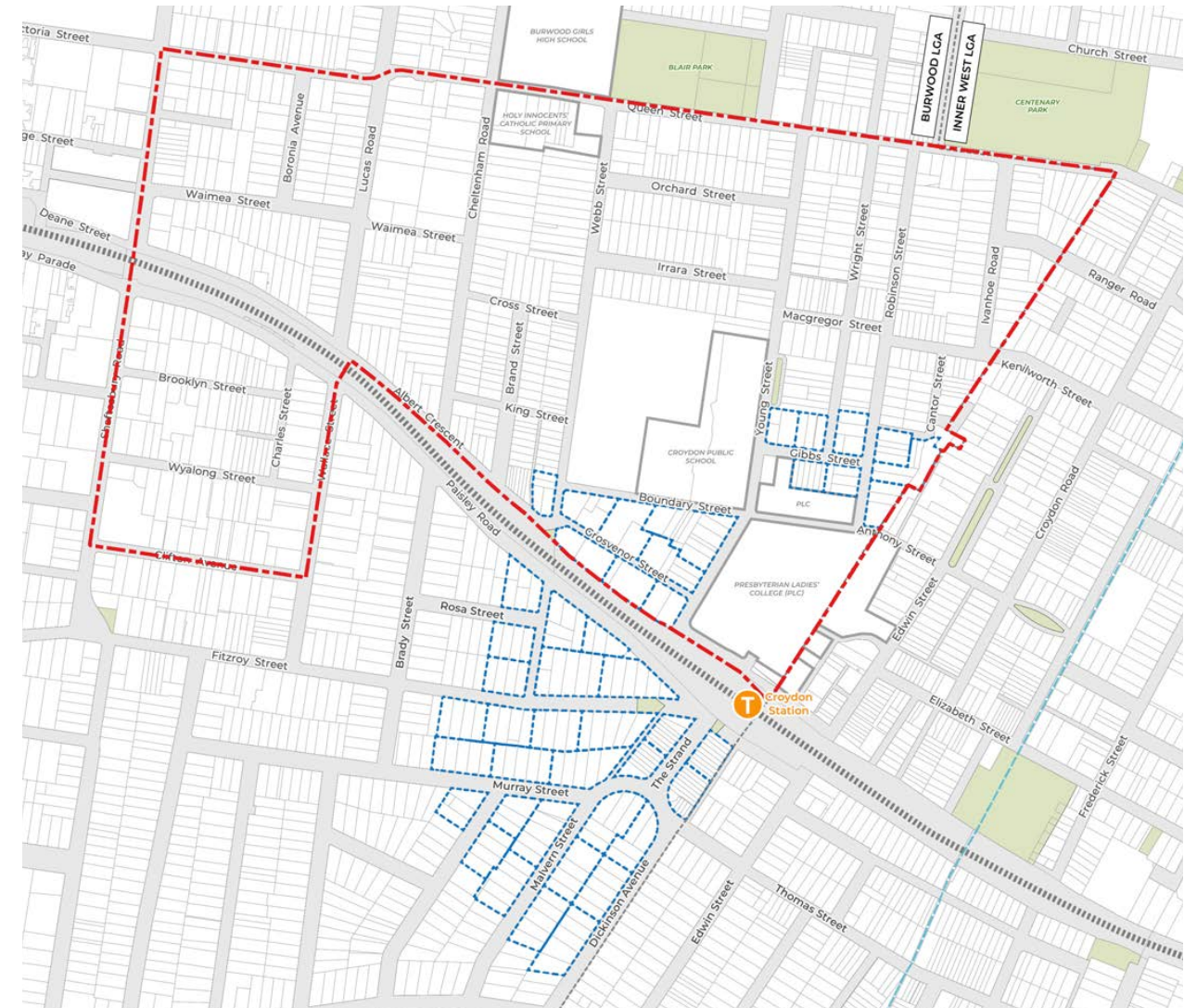
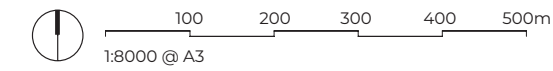


Figure 5. Option 1 - Indicative Site Amalgamation



LEGEND

- Croydon HIA
- Local Government Area
- Railway & Station
- Existing Schools
- Existing Public Open Space
- Indicative Site Amalgamations (DCP)

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Proposed LZN

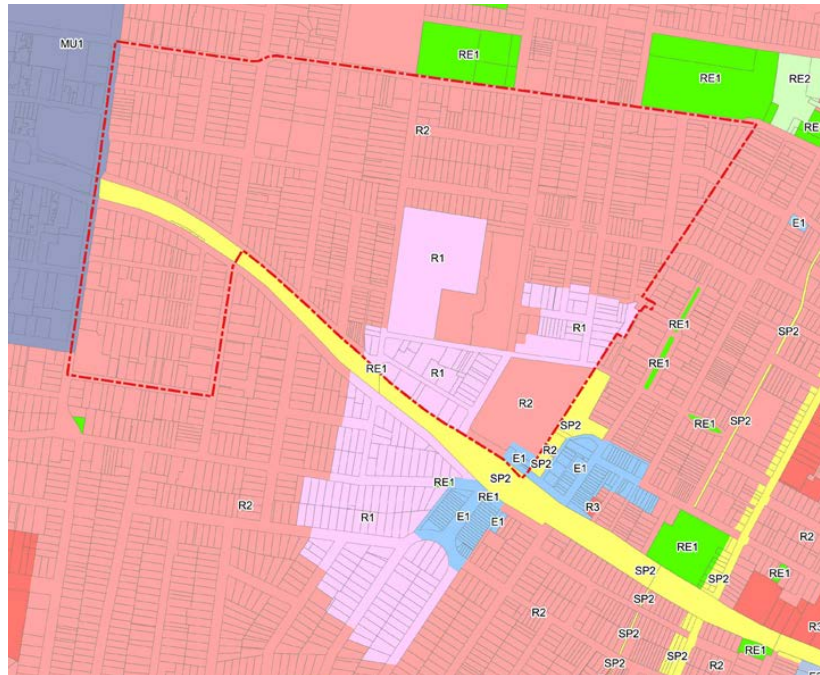


Figure 6. Option 1 - Proposed LZN Map

LEGEND

- Croydon HIA
 - E1 - Local Centre
 - MU1 - Mixed Use
 - R1 - General Residential
 - R2 - Low Density Residential
 - R3 - Medium Density Residential
 - RE1 - Public Recreation
 - RE2 - Private Recreation
 - SP2 - Infrastructure
- Within Croydon HIA**
- E1 - Local Centre
 - R1 - General Residential
 - R2 - Low Density Residential
 - RE1 - Public Recreation

Proposed HOB

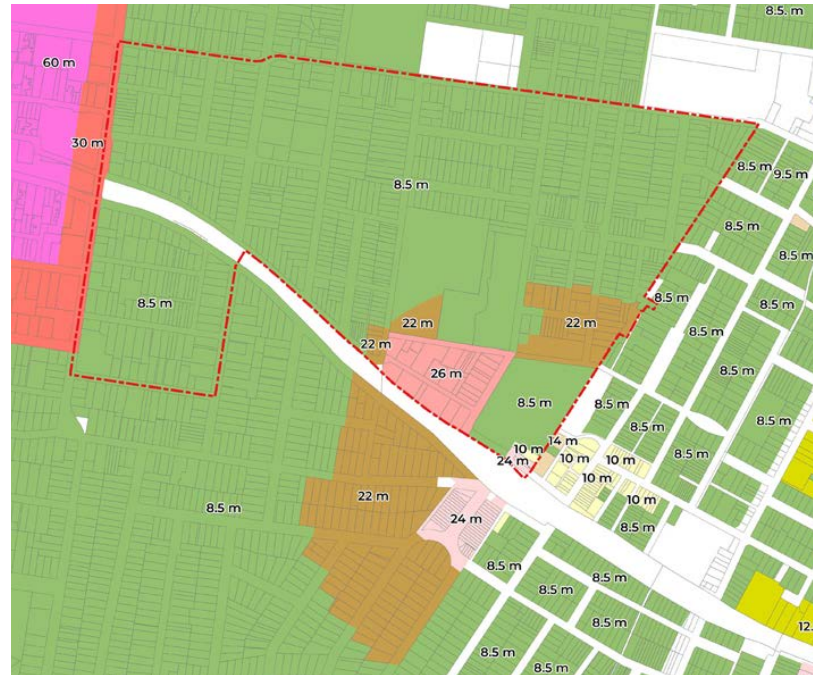


Figure 7. Option 1 - Proposed HOB Map

LEGEND

- Croydon HIA
 - 8.5m
 - 10m
 - 12.5m
 - 14m
 - 26m
 - 30m
 - 60m
- Within Croydon HIA**
- 8.5m (2 Storeys)
 - 10m (2-3 Storeys)
 - 22m (6 Storeys as per TOD Provisions)
 - 24m (6 Storeys as per TOD Provisions)
 - 26m (8 Storeys)

Proposed FSR

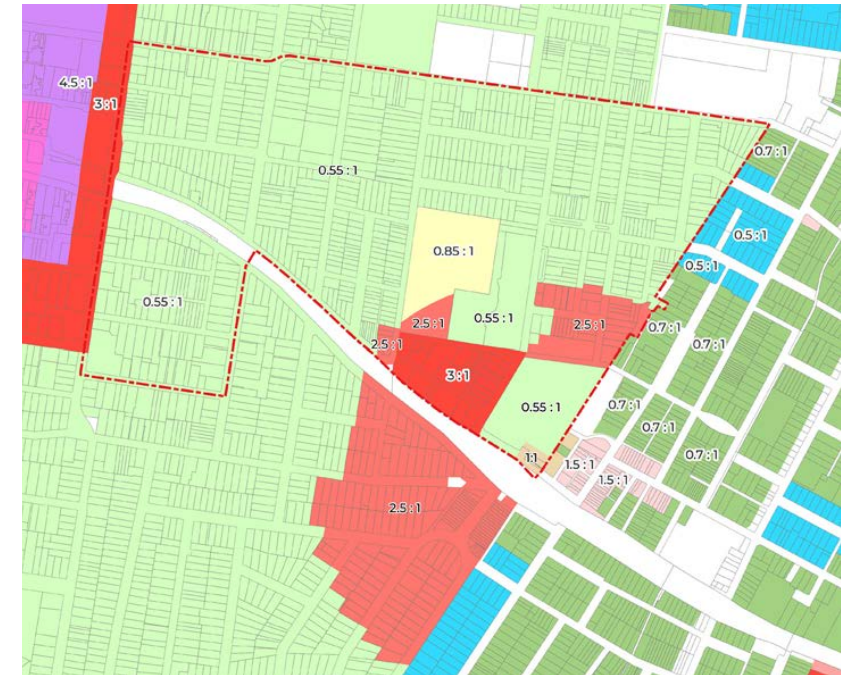


Figure 8. Option 1 - Proposed FSR Map

LEGEND

- Croydon HIA
 - 0.5:1
 - 0.55:1
 - 0.7:1
 - 0.85:1
 - 1:1
 - 1.5:1
 - 3:1
 - 4.5:1
- Within Croydon HIA**
- 0.55:1
 - 0.85:1
 - 1:1
 - 2.5:1
 - 3:1

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Shadow Diagrams



Figure 9. Option 1 - June 21 - 9am



Figure 10. Option 1 - June 21 - 10am



Figure 11. Option 1 - June 21 - 11am



Figure 12. Option 1 - June 21 - 12pm



Figure 13. Option 1 - June 21 - 1pm



Figure 14. Option 1 - June 21 - 2pm



Figure 15. Option 1 - June 21 - 3pm

- LEGEND**
- Croydon HIA
 - Railway & Station
 - 400m/800m Radius from Station
 - Heritage Item
 - Heritage Conservation Area
 - Existing Public Open Space
 - Existing Buildings
 - Indicative Building Envelopes

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2 Option 2:

Council exhibited alternative Masterplan within HIA

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Option 2: Council exhibited alternative Masterplan within HIA

Overview

- No change to the Draft Masterplan as exhibited.
- Refer to **Section 5: Notes and Assumptions** for further information.

Overall Yield

Residential Capacity (within HIA)	
Estimated no. of existing dwellings	1,759
Estimated no. of existing dwellings retained	1,299
Potential no. of new dwellings	4,111
Potential new residential GFA capacity (at 90 sqm GFA per dwelling)	369,990 m ²
Potential total no. of dwellings	5,410
Potential total population (at 2.5 people per dwelling)	13,525
Potential net increase in no. of dwellings	3,651

LEGEND

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- Existing Primary Active Transport Route
- Planned Active Transport Route
- Proposed Primary Active Transport Route
- Proposed Dedicated Active Transport Route
- Proposed Secondary Active Transport Route
- Existing Green Street
- Proposed Green Street
- Proposed Shared Way
- Proposed Pedestrian Through-site Link
- Signalised Crossing
- Pedestrian Crossing
- Proposed Signalised Crossing
- Proposed Pedestrian and Bicycle Crossing
- Proposed Open Space
- Areas for Future Investigation
- Potential Future Public Open Space
- 6:1 FSR (Up to 30 Storeys)
- 4:1 FSR (Up to 25 Storeys)
- 3:1 FSR (Up to 15 Storeys)
- 2.5:1 FSR (Up to 8 Storeys)
- Inner West LGA - Potential 2.5:1 FSR (Up to 6 Storeys)*

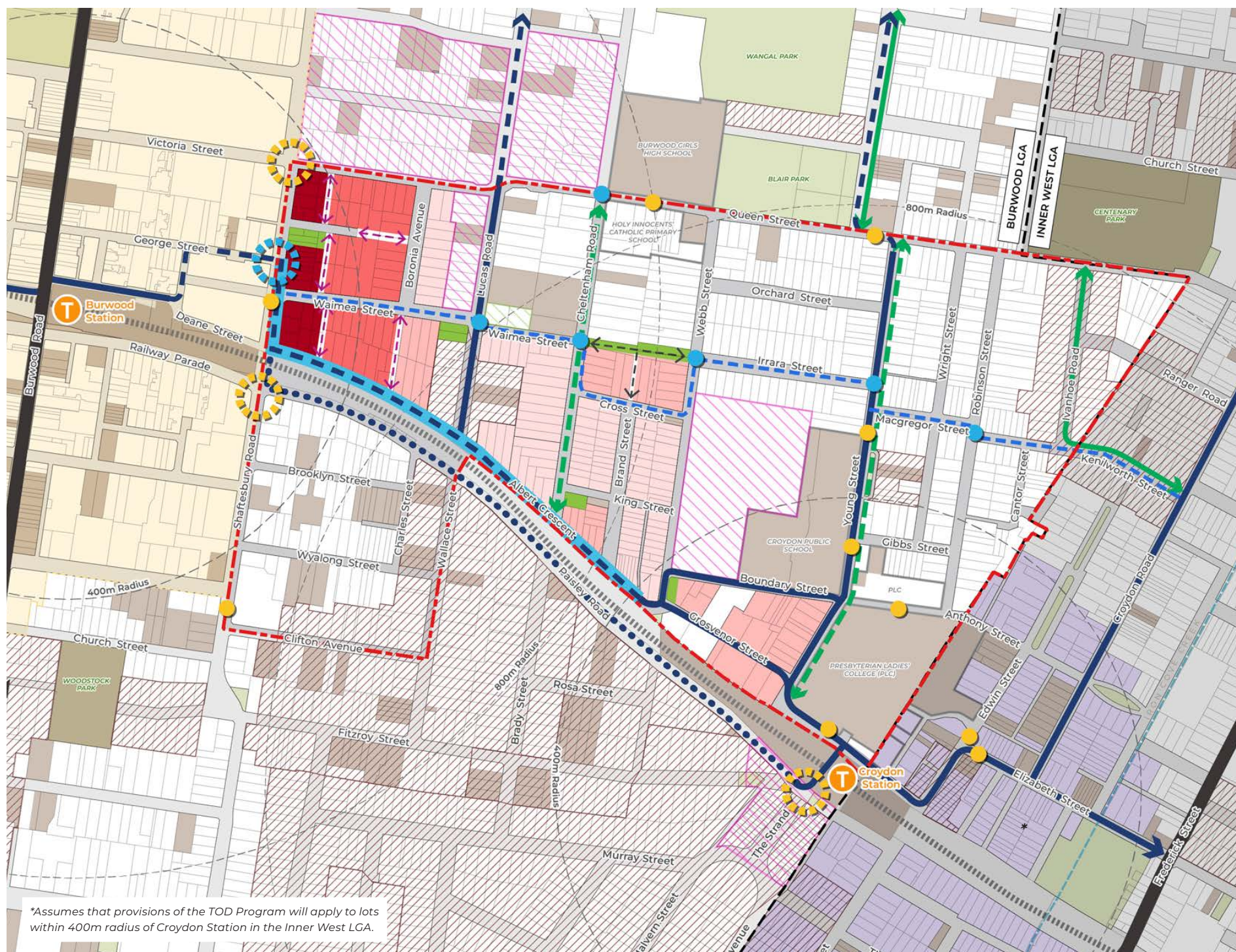


Figure 16. Option 2 - Structure Plan

