

BD 2010-211

E-mail Message

From: Brent and Elizabeth [SMTP:begsalter@bigpond.com]
To: Council [EX:/O=BURWOOD COUNCIL/OU=BC1/CN=RECIPIENTS/CN=C]
Cc:
Sent: 10/12/2010 at 8:07 AM
Received: 10/12/2010 at 8:07 AM
Subject: Development No. 2010.211
Attachments: IMG.jpg

for MBD
 file with MBD
 Re = 11-15 Deane St
 DA

Dear Council

I am writing as owner of 14/21 George Street East, Burwood, NSW, 2134. I am away from home (345 Cliff Drive, Katoomba, NSW, 2780) until March and have received your letter with regards to the above development.

I am unable to use postage and therefore email is the best form of communication since faxes can be lost.

I have the following concerns that I would like council to include as part of the process of approving and assessing the application put forward:

The increase of visitors/pedestrians/shoppers/residents in the area as well as motor traffic will make George Street East and surrounding residential streets unsafe and unreasonably congested. George Street East is a one way street; closing or restricting access to Waimea street, Marmaduke Street and Deane street will mean that residents may have to turn right from the top of George Street East to go to the train station, which is already very unsafe in busy periods, also compounded by the crossing in Shaftesbury Road being in close proximity to this right turn.

The streets surrounding the proposed building are for single two way traffic, yet the proposed plan suggests 90 spaces of parking and commercial and retail space. The amount of thoroughfare in the area will increase dramatically and the streets have not been designed with this in mind. It is unrealistic to have 90 additional cars moving through this small area and even more so when adding the larger vehicles that may use the loading dock.

This area will be made particularly dangerous for the elderly, the handicapped accessing the station (from Deane street), and those families with small children needing to cross streets and use sidewalks. Such an increase in road closures and motor traffic will discriminate against these groups since they may not be able to access these streets safely or at all, making them walk longer distances in cases where public transport may not possible to take.

TRIM Record Number E10/5885
 Date Registered 10/12/2010 at 2:29 PM



Noise pollution will increase dramatically. The train line in the vicinity already makes noise for residents however larger vehicles accessing the loading dock in such close proximity to residential dwellings will cause unreasonable noise.

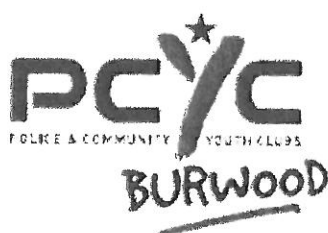
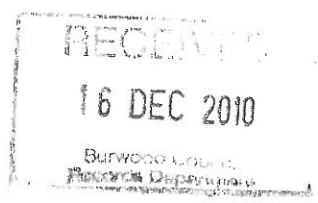
I am in favour of this area being re-built with a new apartment building. I am not in favour of the loading docks, commercial and retail spaces, or 90 car parking spaces. Regarding the latter, I would be in favour of 1 car parking space per residential apartment, which is 36 in total for the proposed building.

Please investigate my points made to ensure that the construction of this building does not cause the issues that I have laid out.

Kind regards

Elizabeth Guinle-Salter

ABD



15 December 2010

The General Manager
Burwood Council
PO Box 240
Burwood NSW 1805

Subject : Your Ref: BD 2010.211
11, 12 & 15 Deane St & 20 George St Development Application

Dear Sir,

My purpose for writing this submission regarding the proposed development in Deane St Burwood is not to oppose the development.

My concern is that if development proceeds the building works may cause the closure of Mary St. This will create further limitations on parking in the precinct which will undoubtedly also be reduced in Deane St. Any reduction in parking facilities in the already limited spaces will affect the operation and income of the Burwood PCYC (Police & Community Youth Club).

As the clubs manager and on behalf of the PCYC and our members I request that no additional parking restrictions be applied.

As you would appreciate in today's financial climate the opportunities of a registered charity are difficult enough without adding additional obstacles such as long term road and parking closures.

Yours faithfully

TRIM Record Number 10/49759

Date Registered 17/12/2010 at 10:27 AM



RPR0006Z8E


Gary Davis
Manager
Burwood PCYC

- *We get young people active in life*
- *We work with young people to develop their skills, character and leadership*
- *We reduce and prevent crime by and against young people*

BURWOOD PCYC
17 DEANE STREET • BURWOOD • 2134
PHONE: 02) 9744 0136 • FAX: 02) 9744 1225
gdavis@pcycnsw.org.au
ABN 89 401 152 271

CDR DESIGN PTY LTD

ARCHITECTS & TOWN PLANNERS

ABN: 70 003 329 584
12 MOUNT STREET, STRATHFIELD NSW, 2135
PH: 0404 015 150

21 December 2011

General Manager
BURWOOD COUNCIL
PO Box 230
BURWOOD NSW 201805

RE: 11, 13 & 15 DEANNE STREET & 20 GEORGE STREET, BURWOOD
DEVELOPMENT APPLICATION NO: 2010.211
MIXED DEVELOPMENT

Dear Sir,

I refer to your recent letter advising of the above development application.

I act for and on behalf of the owners of land known as 18 George Street Burwood, located adjacent to the above proposed development herein referred to as the "adjoining site". Objection is raised against the above proposed development on the following grounds:

1. **Poor Design:** Proposal mostly lacks articulation of facades. Inadequate setbacks on lower levels and inadequate setbacks on higher levels, results in the adjoining site being unable to be developed in accordance with the setback controls provided in the Residential Flat Design Code. This will unfairly restrict future development of the adjoining site.

Contorted 'L' shape of the development results in inefficient floor plan layout particularly in relation to car parking and servicing. Excessively steep proposed ramps illustrate the site is overly constrained by its geometry. This is not economically efficient nor does it represent sustainable approach to development within the Town Centre. This contortion clearly contributes to development's lack of design excellence. The design is mediocre.

2. **Constrained Adjoining Site:** Adjoining site is too small to be fully developed on its own and will be significantly isolated as a result the proposed development.

An amalgamation of the above development with the adjoining site would see an appropriate final development without a contorted design form would support appropriate setbacks, more efficient layouts as well as providing appropriately higher levels of amenity for the occupants and the environment.

My clients are prepared to sell the adjoining site for an amalgamated development to occur, however, no meaningful formal offer has been made. It is noted that recent land sales within the Burwood Town Centre of Burwood Council owned land, shows land value ranging between \$3,900 to \$5,850 per square metre. This is for land with only 3:1 and 4.5:1 FSR. The adjoining site has an FSR of 6:1. My clients will consider an offer to purchase their land at a fair price being one which reflects this fair current market value.

3. **Poor Solar Access:** Proposed balconies along the northern wall are so deep they prevent adequate solar access to dwellings below.
4. **Lack of Landscaping:** Inadequate landscape areas proposed for proposed residents.
5. **Inarticulate Form:** Lack of building separation between adjoining properties detracts from the legible scale of the development and the area.
6. **Inadequate Setbacks:** Residential Flat Design Code requires building separation of 24M between habitable rooms ie., 12M from a common boundary – Proposal at north east side proposes only 9M setback of walls and 7.5M of balconies from the common boundary. Proposal at north west corner provides only 3.5M setback of walls and 2.5M of balconies to common boundary. Setbacks are inadequate and insufficient to ensure viability of amenity of residents of the proposed development and development on the adjoining site.

Residential Flat Design Code requires building separation of 12M between non-habitable rooms – ie, 6M from side boundary – This is to ensure adjoining development can sustain adequate amenity while meeting set back standards. The proposal provides for building upon the eastern boundary. This results in future adjoining development on another adjoining site being unable to provide adequate setback from this boundary. This will again restrict adjoining development. “First-in best-dressed” is not a responsible approach to orderly provision of urban development.

7. **Inappropriate Bulk and Scale:** Proposal dwarfs and buries existing adjoining residential flat buildings on the adjoining site. Occupants of dwellings are entitled to basic standards of residential amenity as currently afforded. Development will completely destroy amenity of habitable spaces and rear private space. Effect is oppressive and inappropriate and unacceptable on human terms of:
 - Visual amenity;
 - Acoustic amenity – excessive reverberation – canyon effect;
 - Poor design – flat walls no articulation – oppressive environment; &
 - Blocking of access to natural ventilation
 - Poorest human scale environment.
8. **Streetscape:** Poor design presentation to the street over the existing dwellings presents six storey unarticulated blank walls and not suitable in urban design terms.

Thank you for taking the time to review and consider the relevant matters raised above which clearly indicate the inappropriate nature of the proposed development in terms of adverse environmental impact, poor economical use of land and disregard of public interest.

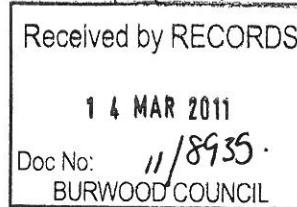
Yours faithfully,



CHARLES D RANERI (Director)

BD. 2010.211

For MBD/ Rick
File Rick.



The General Manager
Burwood Council
Suite 1, Level 2
17 Elsie Street, Burwood NSW 2134

14TH March 2011

Reference BD 2010.211 Development 11,13 & 15 Deane Street

Dear Sir,

In reference to the above development, St John Ambulance Australia (NSW Trust) Limited has repeatedly attempted to contact the principal or senior representative of Urban Apartments Pty Ltd in order to discuss and establish mutual agreement re mitigating measures on the impact of the proposed development on the capabilities of St John Ambulance Australia (NSW) as set out in our initial objection correspondence pursuant to Section 79C.

Urban Developments Pty Ltd, to this date, has not been willing to meet and discuss, in any detail, the issues brought forward in our objection.

The proposed development, has the potential to adversely affect St John (NSW) communications in carrying out our Community services and our ability to communicate and respond if and when required in a local or State emergency scenario.

We therefore advise Council that no resolution has been forthcoming and that our objection stands as submitted.

Yours Sincerely,


Sean Gavin
Chief Executive Officer

Elena Tortorella

E11/430

24/1/11

To Rick Beers.

File RABD

From: Rick Beers

Sent: Monday, 24 January 2011 12:03 PM

To: Council

Subject: FW: Submission re DA 211/2010 for 11-15 Deane St and 20 George St, Burwood
Records,

Please Trim this email to BD.2010.211.

Thanks,
Rick.

From: Jim Murray [mailto:jmurray@urbis.com.au]

Sent: Monday, 24 January 2011 11:56 AM

To: Rick Beers

Cc: stan_biernat@stjohnnsw.com.au; Ian Cady

Subject: Submission re DA 211/2010 for 11-15 Deane St and 20 George St, Burwood

Dear Rick,

Thank you for your request for further information in response to the St. John Ambulance Australia (NSW) submission.

The radio signal transmitted from the St. John mast is able to refract (i.e. 'bounce') off surfaces when there is sufficient distance between surfaces to allow this to occur. Therefore, it is considered that the future location of tall buildings in the wider Burwood Town Centre will not impede transmissions from the existing St. John building as there will be sufficient distance between the mast and the buildings to allow the signal to negotiate a path.

However, the height, bulk and proximity of the proposed development is such that there is insufficient distance to allow radio signals to 'bounce' in and out of the St. John building, and the proposal will effectively create a wall preventing reception and transmission to the north-west, west and south-west of the St. John building. Key outcomes to enable St. John to maintain their transmission to the greater western metropolitan region include:

- Installation of a transmission mast on the roof of the proposed development site to provide radio coverage across the greater western metropolitan region (radio coverage of the eastern region would continue from the existing mast on the St. John building).
- Optic fibre cabling from the transmission mast to the St. John building.
- Use of a room within the proposed development to support the operations of the transmission mast.

St. John is currently in the process of seeking a negotiated outcome to resolve the situation with the developer.

I hope this assists Council to further understand the matter. Please feel free to contact Ian Cady (Associate Director - 8233 9970) or myself to discuss any of the above.

Kind regards

Jim Murray

Consultant - Planning & Design

Urbis

Australia Asia Middle East

direct 02 8233 7620

office 02 8233 9900 fax 02 8233 9966

GPO Box 5278 Sydney 2001
Level 21, 321 Kent Street,
Sydney NSW 2000 Australia

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Urbis Pty Ltd ABN 50 105 256 228
Australia · Asia · Middle East



17 January 2011

Mr Michael McMahon
General Manager
Municipality of Burwood Council
PO Box 240
BURWOOD NSW 1805

Dear Mr. McMahon,

DA 211/2010 - 11 Deane Street, Burwood

This letter has been prepared on behalf of St. John Ambulance Australia (NSW). It forms a submission to Council with regard to the above DA 211/2010 currently on notification.

We note that the proposed scheme generally complies with the increased site controls under the Burwood LEP (Burwood Town Centre) 2010. However, the proposal will have a significant impact on the operations carried out at the NSW Head Office of the St. John Ambulance Australia (NSW) which are located at 9 Deane Street, Burwood, directly adjacent to the proposed development.

St. John Ambulance Australia is a self-funding charitable organisation active in all states and territories, dedicated to helping people in sickness, distress, suffering or danger. St John Ambulance is Australia's leading provider of first aid training, first aid services at public events and supplier of first aid kits and equipment, and they provide a range of community services and youth development programs.

St. John Ambulance Australia (NSW) co-ordinate their Sydney metropolitan operations from the Deane Street property via a radio-transmitter located on the roof of the premises. Whilst radio-communications do not rely on direct lines of sight for transmission, the proximity and bulk of the proposal will significantly obstruct transmission to the greater western metropolitan area.

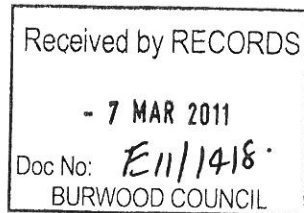
This significant adverse impact on the operations of St John Ambulance Australia (NSW) has not been addressed in the submitted development application and no mitigation measures have been proposed.

Under Section 79C (1)(e) of the Environmental Planning and Assessment Act (1979), the operations of St John Ambulance Australia (NSW) are considered to be in the public interest. In this regard, the proposed obstruction to the radio co-ordination of operations undertaken by St. John Ambulance Australia (NSW) and its significant impact on the public interest is not addressed by the proposed development. The proposed development should be required to include appropriate measures to mitigate its impact on the Sydney metropolitan operations of St. John Ambulance Australia (NSW).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jim Murray", with a stylized flourish at the end.

Jim Murray
Consultant



80. 2010-211

Rick Beers-

H.MINA PTY LTD
3/18 George St;
Burwood, NSW 2134
Phone: 02-97454748
Fax : 02-9715 1446
Mobil: 0412 844 158

Date: 7 March 2011

Att. General Manager
BURWOOD COUNCIL
P.O Box 230
BURWOOD NSW 201805



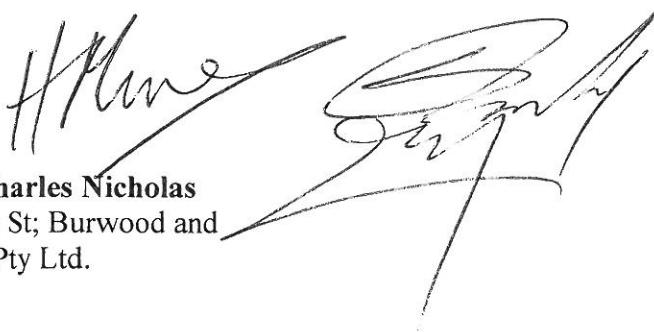
RE: Objection for 11,13&18 Dean St; & 20 George St; Burwood DA No: 2010,211

Dear Sir;

We vigorously object the above development application as the setbacks in all levels didn't abide with Burwood Council new LEP and DCP as indicated clearly in the drawing of Aleksander Design Group Pty Ltd (please see Attachments) for Pre-Development application of 18 George St. Burwood; which has been submitted to Council on 4 March 2011.

We would be most grateful if you could kindly reconsider the design of the DA 2010, 211 in order to have a fair go to every one in our community.

Yours Faithfully;



Helana Mina and Charles Nicholas
Owners of 18 George St; Burwood and
Directors of H.Mina Pty Ltd.

BURWOOD COUNCIL

Development & Progression Policy

2 CONDER STREET, BURWOOD NSW 2134 - PO BOX 240, BURWOOD NSW 1805 TELEPHONE 9911 9911 FAX 9911 9900

PRE-DEVELOPMENT APPLICATION LODGEMENT

PROPERTY DETAILS

UNIT/SHOP/SUITE NO/S: _____ STREET NO/S: 18 STREET: GEORGE
SUBURB: BURWOOD LOT NO: 1 DP NO: 15774175 SP NO: _____
ZONING: B4 SITE AREA: 641.4 FRONTAGE: 24.245
HERITAGE ITEM: YES NO NOT SURE
CONSERVATION AREA: YES NO NOT SURE

APPLICANT'S DETAILS

NAME: ALEXANDER DESIGN GROUP P/L
POSTAL ADDRESS: 202/127 YORK STREET, SYDNEY POSTCODE: 2000
PHONE (HOME): _____ PHONE (WORK): 9261 8180 FAX: 9261 8085
(MOBILE): _____ (EMAIL): aj@alexanderdesigngroup.com.au

DESCRIPTION OF THE PROPOSAL: (PROVIDE A BRIEF DESCRIPTION & ATTACH SEPARATE STATEMENT DETAILING THE PROPOSAL)

- DEMOLISH EXISTING BLOCK OF APARTMENTS
- PROPOSAL FOR MIXED USE DEVELOPMENT INCLUDING COMMERCIAL, MULTI-RESIDENTIAL + BASEMENT CARPARKS.

ESTIMATED COST OF DEVELOPMENT: \$ 11.5 M

CSO: _____ DATE: _____ RECEIPT: _____

march 2011

PROPOSAL SUMMARY

for

A NEW MIXED USE DEVELOPMENT AT

18 GEORGE STREET BURWOOD NSW

zoning **B4**

height **70m**

FSR **6:1** (4:1 commercial + 2:1 residential)

proposed yield

site area =	641.4m²
allowable fsr	6:1 or 3848 m²
commercial fsr	4:1 or 2565 m²
residential fsr	2:1 or 1282 m²

affordable housing scheme bonus residential fsr	0.5:1 or 320.7 m²
----------------------------------------------------	-------------------------------------

commercial	2565 m² x 08 storeys
------------	----------------------------------------

residential	1592 m² x 09 storeys
-------------	----------------------------------------

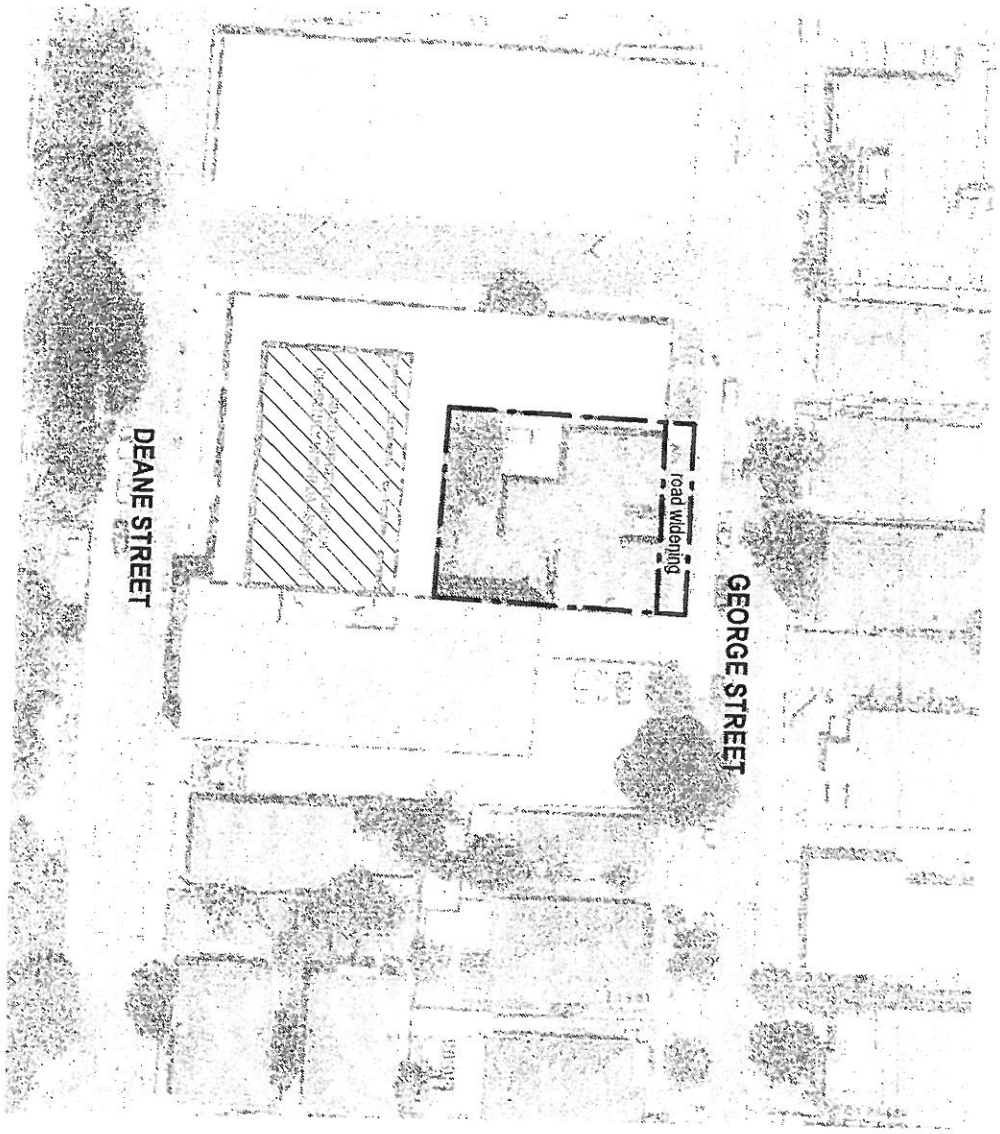
total proposed storeys =	17 storeys
total proposed approx GFA =	3848 m²

issues to discuss:

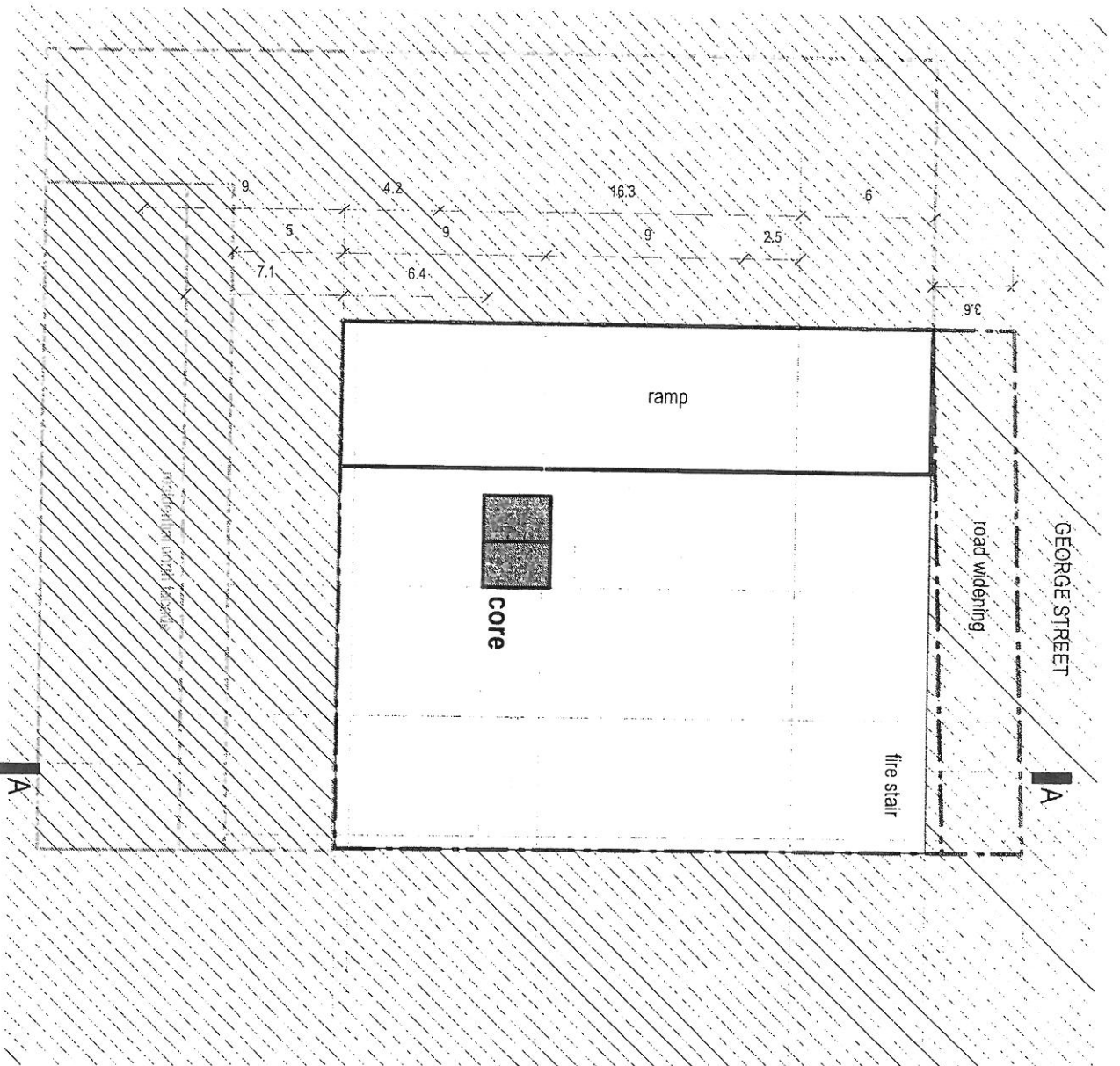
- the proposal compliance.
- relationship + impact upon adjacent properties.
- relationship to currently assessed DA 11/2010 Deane street burwood.

pre-development application

18 george street burwood



- SK01 COVER
- SK02 BASEMENT
- SK03 LEVEL 01
- SK04 LEVEL PODIUM COMMERCIAL
- SK05 LEVEL TOWER COMMERCIAL
- SK06 LEVEL TOWER RESIDENTIAL
- SK07 SECTION AA



- retail / commercial area
- core
 - balcony
 - lobby
 - residential gfa

details

site area = 641.4m²
 allowable for 6:1 or 3848m²
 commercial for 4:1 or 2565m²
 residential for 2:1 or 1282 m²
 affordable housing scheme
 residential for 0.5:1 or 320.7 m²

proposed yield

commercial 2565m² x 08 storeys

residential 1272 m² x 09 storeys

total proposed storeys = 17 storeys
 total proposed approx GFA = 3848m²

architecture urban design interiors

studio 202, level 02, 127 York Street, Sydney NSW 2000
 P 02 9261 8180 F 02 9261 8086 E info@alexandardesigngroup.com.au
www.alexandardesigngroup.com.au registration no. 7167

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client:

dr Charles Nicholas

project:

18 George Street, Burwood
 lot 2 dp 79902 - 13 dp 82266

title:

level basement typical

drawing no:

SK02 rev A

date:

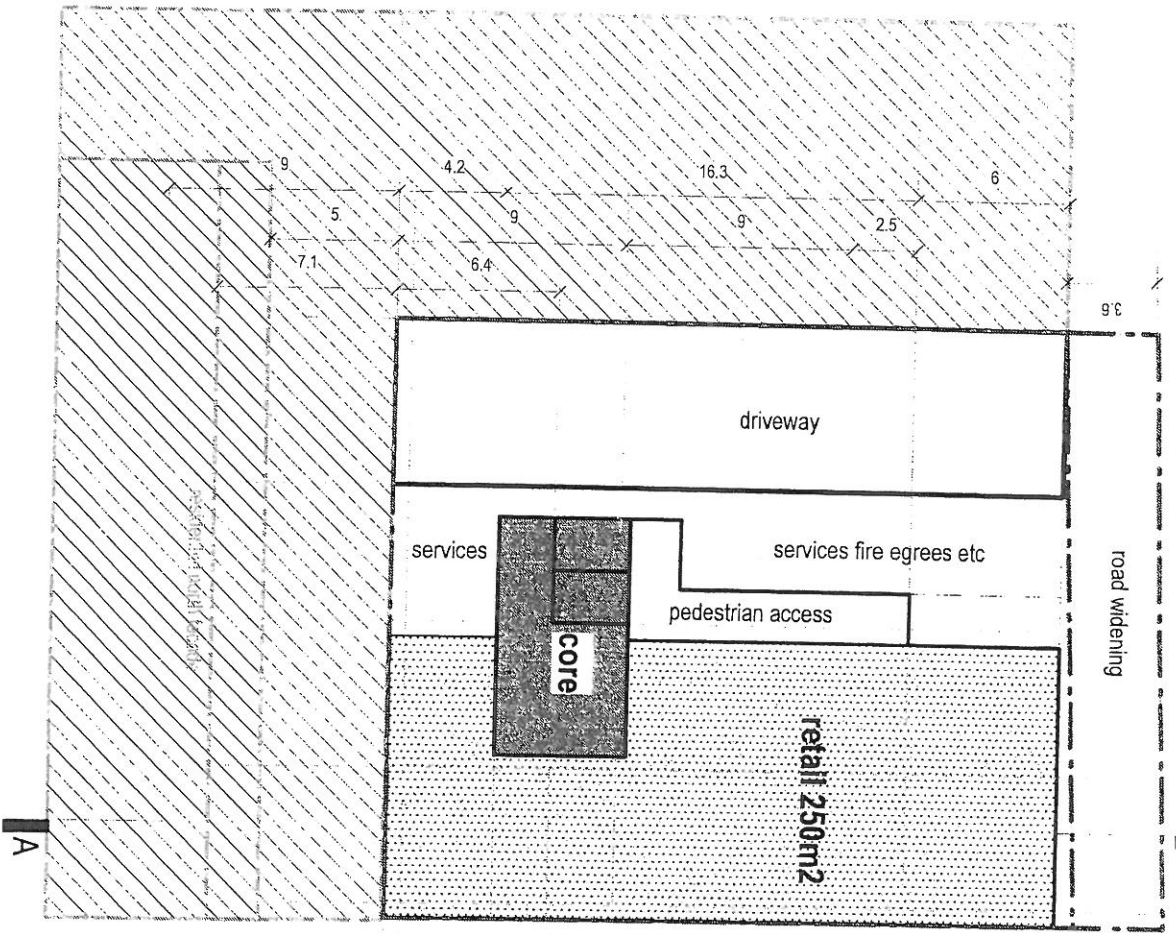
01 March 2011

scale:

0 5.0 10.0 M 1:200 & A2

GEORGE STREET

A



- retail / commercial area
- core
- balcony
- lobby
- residential gfo

details

site area = 641.4m²
allowable for 6:1 or 3848m²
commercial for 4:1 or 2565m²
residential for 2:1 or 1282 m²
affordable housing scheme
residential for 0.5:1 or 320.7 m²

proposed yield

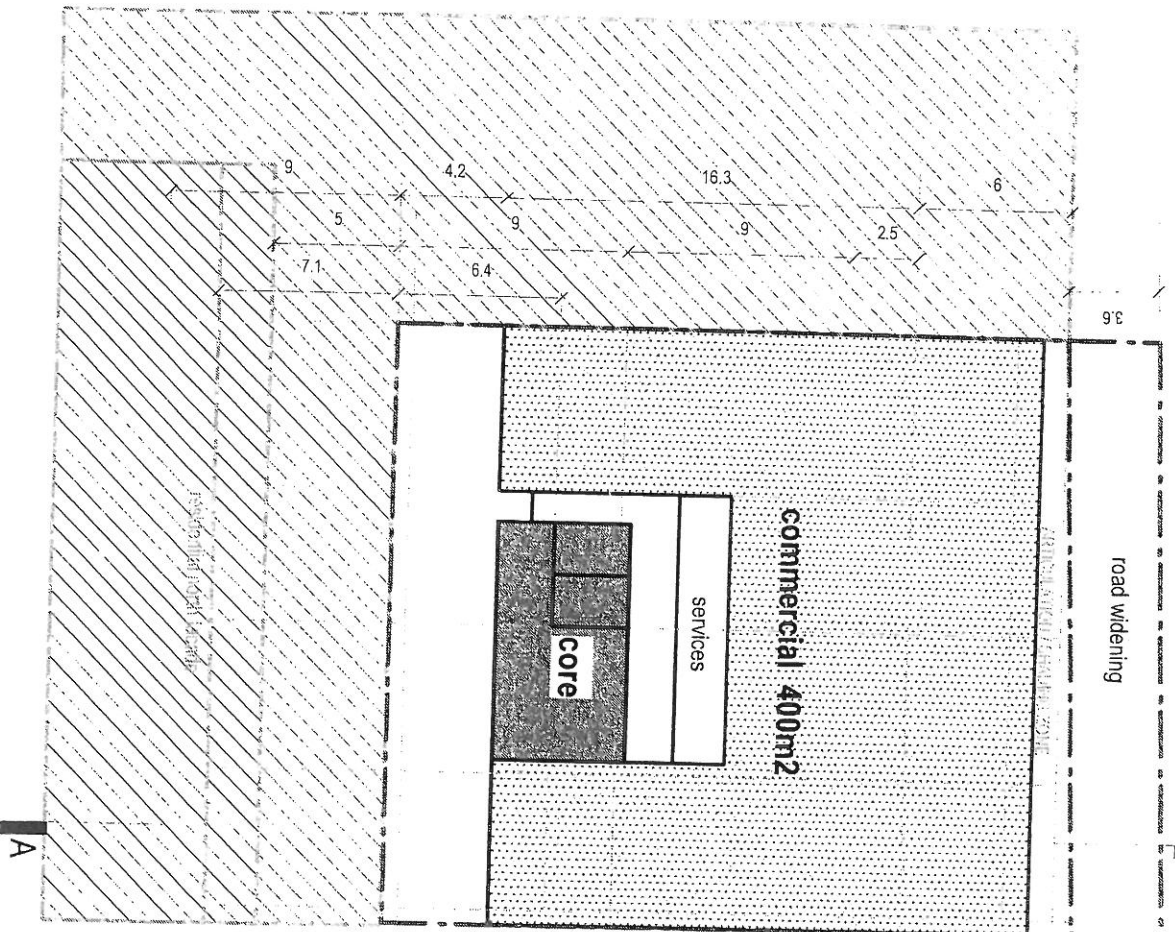
commercial 2565m² x 08 storeys

residential 1272 m² x 09 storeys

total proposed storeys = 17 storeys
total proposed approx GFA = 3848m²

GEORGE STREET

A



- relief / commercial area
- core
- balcony
- lobby
- residential gfa

details

site area = 641.4m²

allowable for 6:1 or 3848m²

commercial for 4:1 or 2565m²

residential for 2:1 or 1282 m²

affordable housing scheme

residential for 0.5:1 or 320.7 m²

proposed yield

commercial 2565m² x 08 storeys

residential 1272 m² x 09 storeys

total proposed storeys = 17 storeys

total proposed approx GFA = 3848m²

architecture urban design interiors

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client:

dr charles nichols

project:

18 george street, burwood
lot 12 dp 79902 + 1-11 dp 82266

title:
drawing no:

level 02-04 podium commercial
SK04 issue A

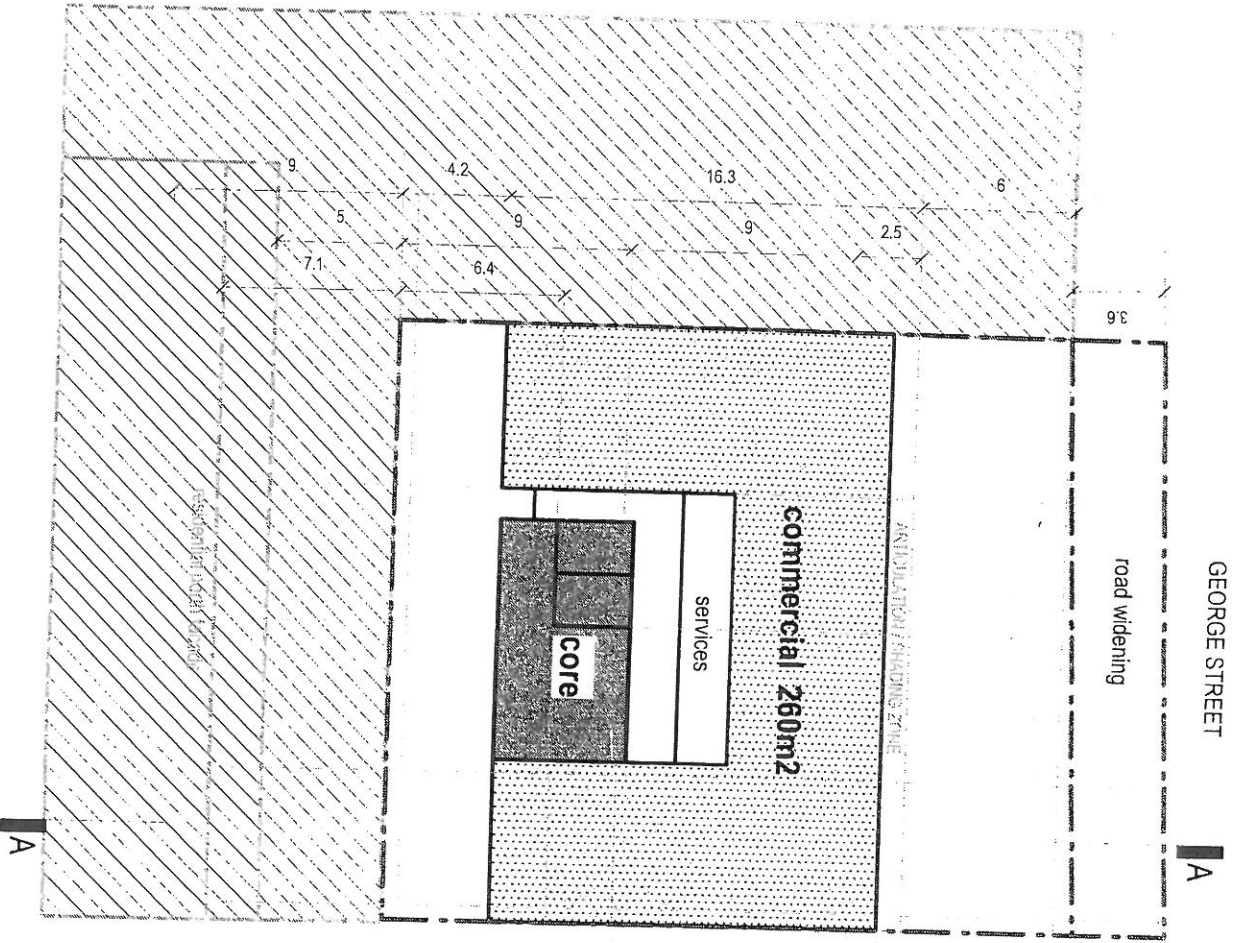
date:

01 march 2011

scale:

0 5.0 10.0 M 1:200 3 A3

GEORGE STREET



- retail / commercial area
- core
- balcony
- lobby
- residential gfo

details

site area = 641.4m²
 allowable for 6:1 or 38.48m²
 commercial for 4:1 or 25.65m²
 residential for 2:1 or 12.82 m²
 affordable housing scheme
 residential for 0.5:1 or 320.7 m²

proposed yield

commercial 25.65m² x 0.8 storeys

residential 127.2 m² x 0.9 storeys

total proposed storeys = 17 storeys
 total proposed approx GFA = 3848m²

orchitecture urban design interiors

julie 202 level 02 127 york street sydney nsw 2000
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 www.alexandradesigngroup.com.au registration no. 7167

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client: dr charles nicholas

project:

18 george street, burwood
 lot 2 dp 79902 + dp 82266

title:

level 05-08 typical commercial

drawing no:

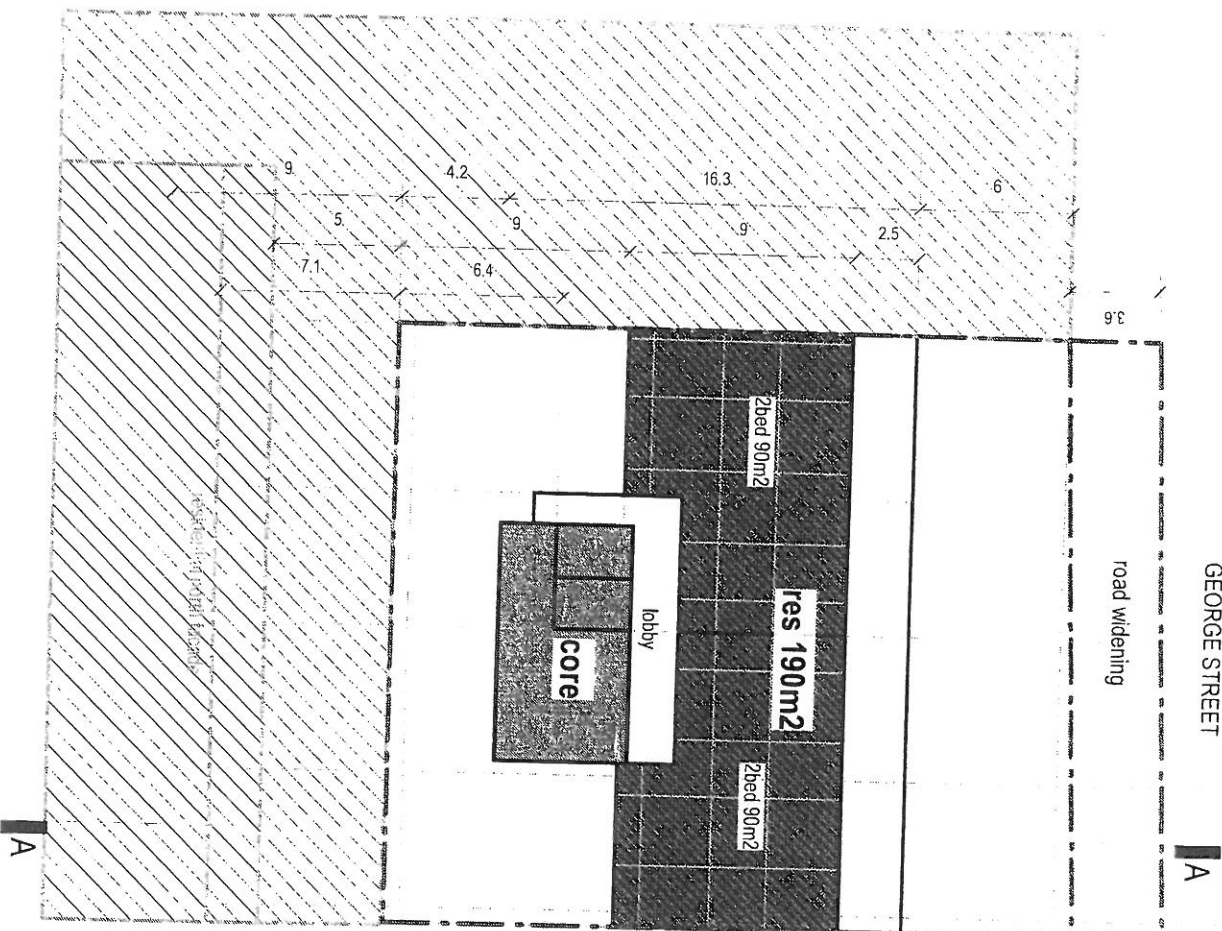
SK05 issue A

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GEORGE STREET



- retail / commercial area
- core
- balcony
- lobby
- residential gfa

details

site area = 641.4m²
 allowable fsr 6:1 or 3848m²
 commercial fsr 4:1 or 2565m²
 residential fsr 2:1 or 1282 m²
 affordable housing scheme
 residential fsr 0.5:1 or 320.7 m²

proposed yield

commercial 2565m² x 08 storeys

residential 1272 m² x 09 storeys

total proposed storeys = 17 storeys
 total proposed approx GFA = 3848m²

architecture urban design interiors

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www.elektanddesigngroup.com.au registration no. 7167

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client:

dr charles hicholas

project:

18 george street, burwood
 lot 2 dp 79902 + + dp 82266

title:

level 02-17 typical commercial

drawing no:

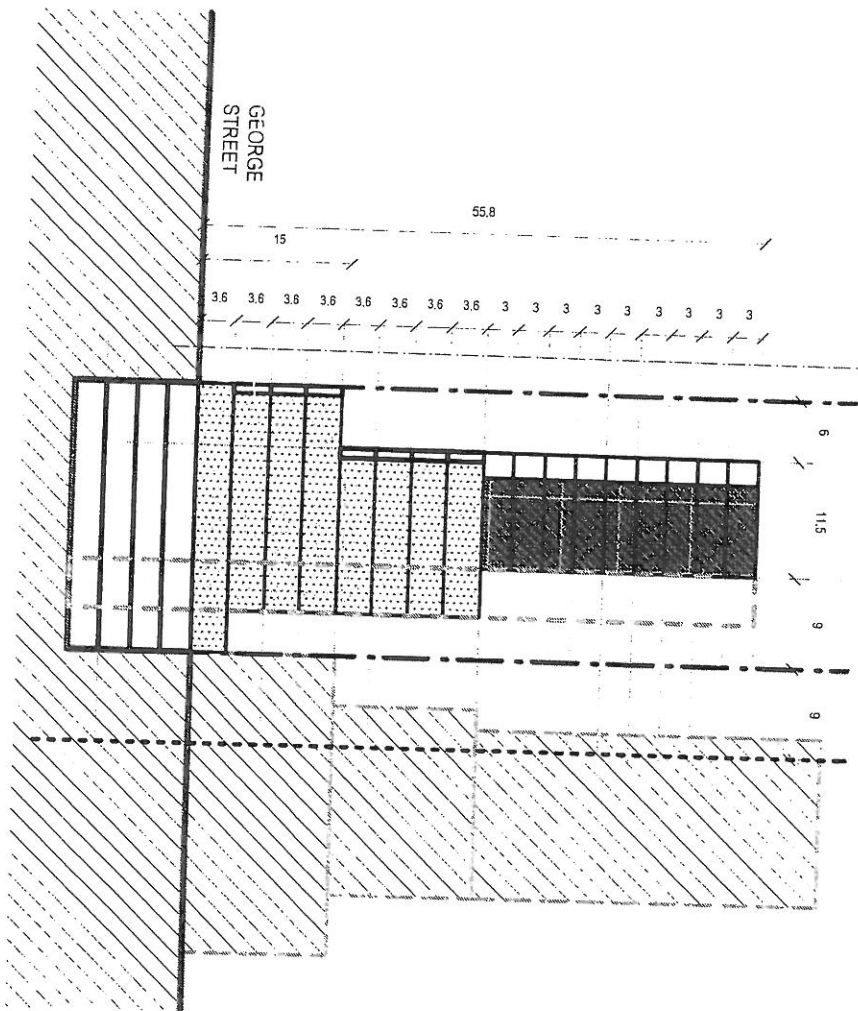
SK06 issue A

date:

01 march 2011

scale:

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architecture urban design interiors

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client:
dr charles nichols

project:

18 george street, burwood
lot 2 dp 79902 + lot 3 dp 82266

title:
drawing no:
date:
scale:

0 5.0 10.0 M

Section AA
SK07 line A
01 march 2011
1:500 & A3

PRE-DA APPLICATION