



4 August 2011

Mr Farah Elias
Director
Urban Apartments
PO Box 288
Enfield NSW 2136

Dear Mr Elias,

2010SYE111 - Burwood - 2010/211 - Demolition of Buildings and Construction of a 16 Storey Mixed Commercial/Residential Development over basement parking for 90 vehicles - 11-15 Deane Street & 20 George Street, Burwood

Thank you for your prompt response to my letter of 1 August 2011, regarding the above matter.

As you have mentioned that you are well advanced in the negotiations and works in terms of Railcorp, the Sydney East Joint Regional Panel (The Regional Panel) will allow the requested extension.

Therefore, the Regional Panel requests that as outlined in its resolution of 30 March 2011, the following is supplied to Burwood Council by no later than Tuesday 4 October 2011.

1. The Panel resolves unanimously that it is of a mind to approve the application as recommended in the Council Staff Assessment report subject to:
 - (a) The receipt by Council of written advice from Railcorp confirming its concurrence to the proposal and any associated conditions.
 - (b) The deletion of the box balcony on the northern tip of levels 5 and 6.
 - (c) Alteration to the internal layout of the building to reduce the maximum number of south facing units to comply with the relevant Town Centre Development Control Plan requirement of 10%.
 - (d) The provision of a total of 360.2 square metres of landscaped area within the building. This is not required to be deep soil landscaping and may include planter boxes, passive recreation spaces or similar facilities.



Joint Regional Planning Panels

2. The applicant shall submit the amendments required in Point 1 above within one month of the date of this meeting.
3. The Panel accepts the applicant's submission that the reduction in commercial floor area suggested in Planning condition 1 within the Council staff Assessment report is not required and the condition should be amended accordingly.
4. The Panel notes that there will need to be amendments to the conditions proposed within the Council staff Assessment report to facilitate the above requirements. The Council shall facilitate those changes including the following amendment to proposed condition 12:

"The applicant shall make available to the St John Ambulance Australia any relevant test results arising from the requirements of condition No. 8 and shall meet and discuss with St John Ambulance Australia the joint resolution or mitigation of any impact on its communication system arising from the proposed development."

Burwood Council will then complete the following requests from the Regional Panel so that the matter can be determined:

5. The Council staff will assess the advice and amendments required in Point 1 above and provide a further written advice to the Panel incorporating an amended recommendation and conditions (where required).
6. Upon receipt of the supplementary Council report confirming that the advice from Railcorp has been received and that the Panel's requirements have been achieved, the Panel will meet by electronic means of communication to determine the Development Application.

Should you have any further enquires please contact Ms Paulina Hon, Manager Regional Panel Operations from the Panel Secretariat on 9383 2104.

Yours sincerely,

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel