



24 May 2012

Our ref: RJC:LR/11134

The General Manager
Burwood Council
PO Box 240
BURWOOD NSW 1805

Attention: Mr Michael Sue, Senior Town Planner

Dear Michael,

**re: Burwood DA 12/2012 – part 13-, part 18-storey commercial/residential development with ground floor commercial, serviced apartments, residential apartments, and basement parking
Property: 36-38 Victoria Street, Burwood**

We write further to the JRPP meeting, held at the offices of the Planning Assessment Commission on Thursday, 17 May 2012.

At the above meeting, the JRPP considered Burwood DA 12/2012 (JRPP Reference: 2012SYE022) for the redevelopment of 36-38 Victoria Street, Burwood. The minutes of the JRPP meeting read as follows:-

- "1. The Panel resolves unanimously that it would grant consent to the application, subject to the following amendments:
- a) The alteration of the rear (southern) half of the ground floor layout to facilitate the provision of a 2.5 metre wide space, along the western boundary of the site, that could be used in the fullness of time as part of public pedestrian link as envisaged in the Burwood Town Centre DCP (Part 36).
 - b) The treatment of the southern wall of the driveway on the ground floor level to ensure a high level of visibility for any future pedestrian path."

The Panel further requested:-

- "a) The Applicant to prepare amended drawings responding to paragraph 1. by 31 May 2012;



- b) *The Council's planning assessment officer to review the amended plans to determine compliance with the requested amendments and provide the opportunity to the neighbour's (eastern) Planning Consultant to view the amendments and prepare conditions of consent by 15 June 2012;*
- c) *The Council's planning assessment officer (should the amendments meet the Panel's requested changes) to provide a copy of the final draft conditions to the Applicant on 15 June 2012 and the Applicant to provide a response to those draft conditions by 20 June 2012; and*
- d) *The Council's planning assessment officer provide an addendum report, advising whether the amended proposal responds to the requirements in paragraph 1, and (if the amendments meet the Panel's requests), the final conditions to the Panel's secretariat by C.O.B. on 22 June 2012."*

The Panel further noted that in arriving at its decision, it had formed the view that:-

"facilitating the potential pedestrian through site link was important and that the method of achieving it by sharing across the western property boundary would not cause any detrimental amenity impact to the adjoining residential properties."

As you will recall from the discussions at the JRPP meeting, the Panel envisaged that the provision for a 2.5-metre wide pedestrian walkway adjacent to the western boundary of the site south of the driveway ramp would necessitate an eastward shift by 2.5 metres of the southern part of the proposed ground floor towards the eastern residential neighbour.

However, the Applicant has always intended to ensure that the proposed redevelopment results in a reasonable and acceptable interface with the eastern residential neighbour. In this regard, the Applicant is cognisant that the Burwood Town Centre DCP anticipates that a podium could extend to the side and rear boundaries of the site up to a height not exceeding 15 metres.

Notwithstanding this anticipated building form, the proposed development provides a 3.0-metre setback along the eastern site boundary, so as to minimise adverse impacts on the eastern neighbour.

Whilst the provision of a 2.5-metre pedestrian link adjacent to the western boundary, south of the driveway ramp, could be compensated by a 2.5-metre eastward shift of the ground floor towards the eastern boundary, in accordance with the JRPP recommendation, the Applicant has chosen to only shift the ground floor 1.0 metre to the east. This still leaves a 2.0-metre setback, in which will be provided a 1.2-metre wide pathway and an 800mm-wide landscaped strip. This outcome benefits the neighbours to the east.

The amended plans are submitted for your consideration. They show the 2.5-metre wide future walkway along the western boundary south of the driveway, a glass block wall at the northern end of the future walkway which will provide visibility through to Victoria Street East,



whilst still providing a physical barrier about the driveway ramp, a glass block wall along part of the side boundary adjacent to the ramp, and the 2.0-metre setback to the eastern neighbour.

Please do not hesitate to contact the undersigned if any further details are required.

Yours faithfully,
BBC Consulting Planners

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that ends in a small hook.

Robert Chambers
Director

Email bob.chambers@bbcplanners.com.au

Date: 22 May 2012

Our Ref: J110552



P & N Group Holdings Pty Ltd
C/- Olsson & Associates Architects
Level 5, 68 – 72 Wentworth Avenue
SURRY HILLS NSW 2010

Attention: Mr. George Matsos

Dear George

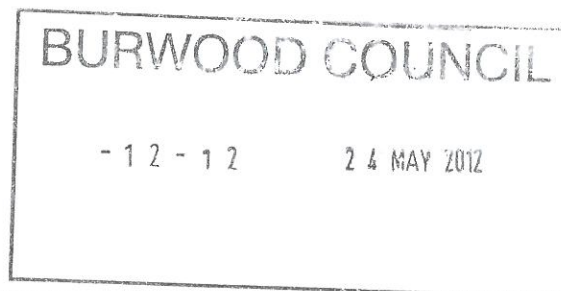
**Re: 36 – 38 Victoria Street, Burwood
Development Application Submission
BCA Capability Statement**

Please be advised that further to my BCA Capability Report, dated 28 January 2012 with regards to the above development, I have reviewed the proposed amendments to the ground floor as detailed within drawing DA03, Revision C, dated 22 May 2012 and concur that the nominated changes do not represent a departure from the assessment and recommendations made within my report with respect to the development's compliance with Part D of the BCA.

Should you require discussing any of the above please do not hesitate to contact me at anytime.

Regards,

Alex Mullin
for **Vic Lilli & Partners**



VIC LILLI & PARTNERS - Accredited Building Certifiers

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