

NO. 36-38 VICTORIA STREET BURWOOD – DEMOLITION OF EXISTING BUILDING & CONSTRUCTION OF A MIXED COMMERCIAL AND RESIDENTIAL DEVELOPMENT OVER BASEMENT CAR PARKING – JRPP NO 2012SYE022

TRIM No: 12/27561

SUPPLEMENTARY REPORT

Proposal

The subject mixed commercial and residential development consists of the following:

- A part 13 and part 18 storey building over 4 basement car parking levels;
- Total Floor Space Ratio (FSR) 4-5:1 - commercial 1.5:1, residential 3:1;
- Car Parking – 120 car spaces on 4 basement levels (6 commercial suites, 21 serviced apartments, 79 residential units, 14 visitors spaces);
- Commercial space 2,773.5m² - 4 ground level commercial suites, 21 serviced apartments - Levels 1, 1A (Mezzanine) & 2;
- Residential space 5,547m² - 77 units (25x1br, 48x2br, 4x3br) levels 3 to 16;
- Maximum height 59.5m.

Joint Regional Planning Panel (JRPP) Meeting

The JRPP resolved the following on 17 May 2012:

- a. The alteration of the rear (southern) half of the ground floor layout to facilitate the provision of a 2.5m wide space, along the western boundary of the site, that could be used in the fullness of time as part of a 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.

Further, the applicant is to amend the plans by 31 May, which are to be reviewed by Council. Council is to provide opportunity to the planner for No. 32-34 Victoria Street, to respond and draft conditions are to be prepared.

Amended Plans

The amended plans with a public pedestrian link were received by Council on 24 May 2012, and a copy of the plans and documentation referred to the planner (Ms Margaret Roberts) representing the strata owners of No. 32-34 Victoria Street, Burwood, on 25 May 2012. A copy of the planner's response is attached to this report. A condition of consent is included in regard to this matter.

Council has had legal advice in regard to the public pedestrian link and the condition in this regard reflects the advice.

Comment

The proposed pedestrian link as shown on the amended plans DA 01C, 03C, 10C and 12C, reflects the JRPP's discussion of 17 May 2012.

Attachments

1. Comments from Town Planner representing No. 32-34 Victoria Street owners
2. Conditions of consent