

Property: 27-31 Belmore Street, Burwood

DA No: 89/2012

Proposal: Mixed Use Development: 3 storey podium and 3 residential towers (of 12, 13 and 14 storeys above) containing 222 residential units, 8,718m² of commercial/retail space, with 6 basement parking levels

Owner: Goldfield Australia Pty Ltd

Applicant: Goldfield Investment Pty Ltd

ADDENDUM REPORT

This report forms an addendum to the Development Assessment Report in relation to DA 89/2012 for mixed use development at 27-31 Belmore Street, Burwood, prepared by Planning Ingenuity, consultant town planners.

Following finalisation of the Development Assessment Report in relation to this matter, Planning Ingenuity has been instructed by Burwood Council that the Sydney East Joint Regional Planning Panel has requested that a recommendation be made clearly for either approval or refusal of the development application.

As indicated in the Recommendation of the Development Assessment Report, the proposed development cannot be supported in its current form. If the Panel does not agree with the recommendation for deferral, the scheme before the Panel should be refused for the following reasons:

- 1) The proposal results in significant departures from DCP Part No. 36 - Burwood Town Centre and the Residential Flat Design Code in respect of building separation;
- 2) The proposal results in unreasonable overshadowing impacts on No. 33-35 Belmore Street;
- 3) The proposal results in non-compliance with the use mix provisions under Clause 4.4A of the Burwood Town Centre LEP and the justification provided under Clause 4.6 is not well founded;
- 4) The proposed intersection works at the site entrance and Wynne Avenue have not been designed to the satisfaction of the RMS;
- 5) The proposal is not in the public interest.

As discussed in the Recommendation, if the Panel were of a mind to give the applicant the opportunity to address these matters for refusal it is considered that with further amendments to the proposed scheme, matters relating to intersection design at the site entrance as well as issues related to building mass, separation, use mix and communal open space may be resolved.