

Property:	27-31 Belmore Street, Burwood
DA No:	89/2012
Proposal:	Mixed Use Development: 3 storey podium and 3 residential towers containing 210 residential units, 8,616m ² of commercial/retail space, with 6 basement parking levels (revised)
Owner:	Goldfield Australia Pty Ltd
Applicant:	Goldfield Investment Pty Ltd

ADDENDUM REPORT

This report forms an addendum to the Development Assessment Report considered by the Sydney East Joint Regional Planning Panel on 13 December, 2012 in relation to DA 89/2012 for mixed use development at 27-31 Belmore Street, Burwood. That report as well as this addendum has been prepared by Planning Ingenuity, independent consultant town planners.

BACKGROUND

At its meeting of 13 December 2012, the Sydney East Joint Regional Planning Panel made the following resolution in relation to DA 89/2012:

1. The Panel resolves unanimously to defer the determination of the application in order to allow the applicant to submit an amended proposal that achieves close to half the separation distances required by the Residential Flat Design Code for walls with openings. Blank walls may come within 3m of the western boundary. At podium level walls may be on the boundary. Other non-compliances identified in the planning assessment report should also be resolved.
2. The applicant is requested to submit amended plans by 28 February 2013.

This resolution was based on the conclusion and recommendation of a development assessment report prepared by Planning Ingenuity, independent consultant town planners. That report recommended that the application be deferred to enable the following:

- Finalise consultation with RMS to reach agreement on intersection works at Wynne Avenue/site entrance;
- Remove units between grid lines 5 and 10 at Levels 4 and 5 (8 units between Towers B and C that bridge the opening to the proposed public square);
- Further develop the massing of the proposal in accordance with the “Final Recommendation” contained within GMU Assessment (pages 8 and 9) and in consultation with Council;
- Review use mix within the development to achieve compliance with DCP provisions; and
- Communal open space to be provided to the Level 6 rooftop.

Revised Plans (a combination of Issue F, G and H) were submitted to Council in response to the resolution of the JRPP on 29 January 2013. As a result of further consultation with the application since this

submission, some further amendments have been made as discussed in this report. This addendum report provides an assessment of the amended plans in light of the JRPP resolution and also considers the modified scheme's satisfaction of matters raised in the earlier recommendation (as per the bullet points listed above). The report includes a summary of assessment of the amended scheme undertaken by GM Urban Design and Architecture.

RESPONSE TO JOINT REGIONAL PLANNING PANEL RESOLUTION

The revised building design is similar in form to the original scheme up to podium level however has changed somewhat from the previous scheme above the podium level in terms of the footprints and massing of the three tower elements. The modifications to the tower elements directly address issues related to building separation, solar access and general urban design. The primary modifications can be summarised as follows:

- Extensive modification to the design of the 3 residential towers essentially reducing the original elongated form of Tower B and increasing the break between Towers B and C above podium level;
- Increasing the setbacks to the north (Burwood Plaza), east (25 Belmore Street) and west (33-35 Belmore Street) to achieve close to half the separation distances required by the RFDC;
- Removing 8 units between gridlines 5 and 10 at Levels 4 and 5;
- Reducing total residential units by 12 from 222 to 210;
- Relocating residential floor space to Tower A, bringing the height of this building to 16 storeys;
- Reducing the overall residential FSR of the proposed development (and subsequently the overall FSR). As revised the development has a residential GFA of 19,195m² (210 apartments, 3:1 FSR) and a total GFA of 27,811m² (4.346:1);
- Additional communal open space on the Level 4 podium;
- Provision of 580 car parking spaces;
- Creation of a courtyard recess to the Level 4 podium, reducing the business space by approximately 30m² on level 3;
- Replacing the bamboo screen on the western elevation of Level 2 with an angled aluminium louvre screen;
- Provision of additional glazing to the living rooms and dining rooms on the eastern and western parts of Tower A;
- Provision of 'Juliet' style balcony elements with glass balustrades projecting 600mm beyond the façade element (750mm deep) of the living/dining room windows; and
- Refinement of the residential lobbies to Belmore Street and Wynne Avenue:
 - a. Tower A: The lift core structure has been relocated so that it mirrors the relationship that Tower C has to the Laneway Arcade and Pedestrian Link. To provide a direct and visual connection, the retail shopfront has been stepped back to create direct sightlines to the lifts. Two design elements have been incorporated in an attempt to enhance the sense of address and clear identification:
 - The paving from the lobby will be extended into the public domain to the street frontage;
 - The lift wall will have wall cladding panels that extend through the frameless lobby glazing as a blade wall to form illuminated graphic address panels visible from both directions.
 - b. Tower B: This tower has been modified in footprint and the design elements referred to above have been incorporated.

- c. Tower C: A new residential lobby has been provided and further development of the landscape in front of the lobby area to create garden planters with integrated public seating. The lobby design enables a direct line of sight to the lift lobby waiting area.

The JRPP resolution included two distinct themes. Firstly, in relation to building separation, the applicant was requested to achieve close to half the separation distances required by the Residential Flat Design Code for walls with openings. Secondly, the Panel stated that other identified non-compliances should be resolved. Each of these matters is now discussed.

Building Separation

Matters related to building separation have been addressed by GM Urban Design and Architecture. The following assessment comments are provided:

Based on extensive coordination with the Applicant and as a result of numerous revision to the overall layout and siting of towers above the podium level, GMU is satisfied that the distance relationships and separation distances to adjacent side boundaries has been resolved satisfactorily. This is a positive outcome not only with regards to separation distances and alleviation of potential privacy issues across side boundaries but this has also resulted in the positive reduction of overshadowing to the existing development to the south across Belmore Street.

As a result of the repositioning of Towers A and B, there are concerns with regards to the resulting separation between these two buildings. However, it is considered that these concerns can be adequately addressed through elevation treatments. Conditions of development consent are recommended in this regard. In general, the proposed setbacks are generally equivalent to 50% of the required separation distances to side boundaries as prescribed by the RFDC with some instances where the proposed distances are greater than the previously agreed direction as is the case of the western boundary with 33-35 Belmore Street. In GMU's opinion, this is an overall positive outcome and it satisfies the intent of the JRPP conditions imposed during the last panel meeting.

Other Non-Compliances

Below is a revised compliance table which illustrates non-compliances of the previous scheme considered by the JRPP and the compliance outcome of the current scheme:

Burwood Town Centre LEP 2010 – Compliance Table				
Control	Requirement	Previous Scheme	Revision F	Complies
Residential FSR	3.0:1	3.14:1 (20,068m ²)	0.3:1 (19,195m ²)	Yes
Building Height	60m	60m	60m NB: Increased height to Tower A	Yes
Development Control Plan – Part No. 36 – Burwood Town Centre				
Control	Requirement	Previous Scheme	Revision F	
Street front setback	Belmore Street - 3m	<3m, aligns with adjoining building at Nos. 33-35	No change	No (acceptable on merit as per previous assessment)
	Wynne Avenue - 0m	5m		
Secondary setback	Belmore Street – Min. 6m (above 15m podium)	Tower A: 4.6m (L5)	5.4m	No (Acceptable on merit – refer to discussion below)
Side setback/building	Per RFDC	Reduced setbacks	Reduced setbacks	No (acceptable

separation				on merit – refer to GMU assessment above)
Communal Open Space	25-30% of site area (as per RFDC)	20.7% of site area	25% (1,600m ²)	Yes
Building depth	18m (as per RFDC)	Tower A: 24m Tower B: 18m Tower C: 22m	19.6m 29.6m 19.6m	No (Acceptable on merit – refer to discussion below)
Natural ventilation	60% of units to be cross ventilated (as per RFDG)	56% (natural ventilation) + 5% (mechanical ventilation) Total: 61%	71% (cross ventilation through corner unit dual aspect or operable skylight windows)	Yes
Private open space	1 & 2bd – 8m ² / 2m 3 bed – 10m ² / 2.5m	4 units do not meet minimum dimensions.	All units meet minimum depth and area	Yes
Storage Areas	Storage Areas 1 bed – 6m ³ 2bed -8m ³ 3bed – 10m ³ (as per RFDC)	98.6% of units comply. Units 1606, 1607 and 1608 do not comply.	100% of units comply	Yes
Pedestrian Ways	Unobstructed by buildings; Minimum width 9.5m;	A 1.6m overhang is proposed into pedestrian way;	9.5m width provided. Flat elevation facing pedestrian way with overhang now deleted.	Yes

Accordingly, the only non-compliances that remain relate to primary setbacks to Belmore Street, which was previously accepted by the Panel, building separation which is supported by GM Urban Design and Architecture and Planning Ingenuity as discussed in detail above, and building depth and secondary setbacks to Belmore Street which are now discussed.

In terms of building depth, the revised design has altered the scale and form of the tower elements within the development. In particular, the elongated form of Tower B has been significantly reduced in length and modified in footprint.

Part 2.3.3 of DCP 36 defers to the RFDC in relation to building depth which recommends a maximum of 18m from glass line to glass line. The RFDC further states that developments that propose width more than 18m must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.

The objectives of the control seek to provide adequate scale, natural light and ventilation. Tower A has a maximum building depth of 19.6m, Tower B has a maximum building depth of 29.6m and Tower C has a maximum building depth of 19.6m. These buildings exceed the maximum building depth “rule of thumb” by 1.6m, 11.6m and 1.6m, respectively.

Despite building depths to each tower exceeding 18m, the design of each tower maximises dual aspect opportunities and central units (with single aspect) do not exceed 8.6m in width. As such each tower is provided with adequate light and ventilation as detailed below with the total percentage of units meeting the overall natural ventilation (60%) and solar access (70%) required under the RFDC:

Tower	Natural Ventilation	Solar access
A	81% (47 units)	55% (32 units)
B	57% (56 units)	67% (66 units)
C	79% (50 units)	100% (53 units)
TOTAL	72% (151 units)	71% (150 units)

Accordingly, the building amenity objectives are met and the non-compliances are considered acceptable, particularly given the significant improvements of the revised scheme in terms of building separation and solar access.

In terms of secondary setbacks to Belmore Street, the proposal generally complies with the 6m requirement with the exception of 'Juliet' style balconies that project 600mm creating a setback of 5.4m. These balconies have been incorporated following extensive discussion and refinement of the southern facade of Tower B and are considered to be a positive inclusion to articulate the elevation. The minor setback breach will not result in any additional adverse amenity impacts on adjacent properties.

RESOLUTION OF OTHER MATTERS IN RECOMMENDATION OF ORIGINAL ASSESSMENT REPORT

As indicated, the development assessment report on the original development scheme included other matters to be resolved in refining the proposal. It is considered to be prudent to address these in addition to the actual JRPP resolution. Each of these points is now dealt with:

Consultation with RMS

RMS has provided an 'in-principle' approval to the proposed traffic signals, subject to a number of conditions relating to detailed design and construction. The applicant has provided correspondence from RMS confirming their position dated 12 December 2012 (Annexure 1).

Solar Access / Removal of units at Levels 4 and 5

As discussed in the previous JRPP report, during earlier consultation with the applicant, some options to reduce overshadowing on adjoining properties and particularly No. 33-35 Belmore Road were discussed. One option was for units at Levels 4 and 5 between grids 05 and 10 to be removed, and perhaps relocated elsewhere within the development (8 units between Towers B and C that bridge the opening to the proposed public square).

The applicant elected not to pursue this change in refining the earlier scheme on the premise that the amendments would achieve only a 15-30 minute improvement to the lower units of No. 33-35 and therefore these changes were not warranted. The JRPP did not agree with this approach and considered the improvement of shadow impacts should be pursued as far as practicable.

The amended scheme (a combination of Plan Issues F, G and H) generally follows the recommended design changes by increasing the "gap" between Towers B and C, albeit slightly varying the affected grids as a result of the fundamental changes to massing of the towers. Based on the sun eye diagrams and daylight access studies provided, it is considered that the primary intentions or the requested design changes have been met.

Figures 1-4 below (and Solar Access/Sun Eye Diagrams included at Annexure B) illustrate the changes that have occurred to Towers B and C to improve solar access to No. 33-35 Belmore Road. These modifications can be summarised as follows:

- Removing 3 units within Tower C to Level 4 between grids 05 and 08
- Removing 5 units within Tower C to Level 5 between grids 05 and 10;
- Relocating 1 unit within Tower B between grid 09 and 10 along the northern elevation;
- Reducing the area of podium to Level 4 and the retail space to level 3 by approximately 30m² between grids 05 and 06 and grids G and H.

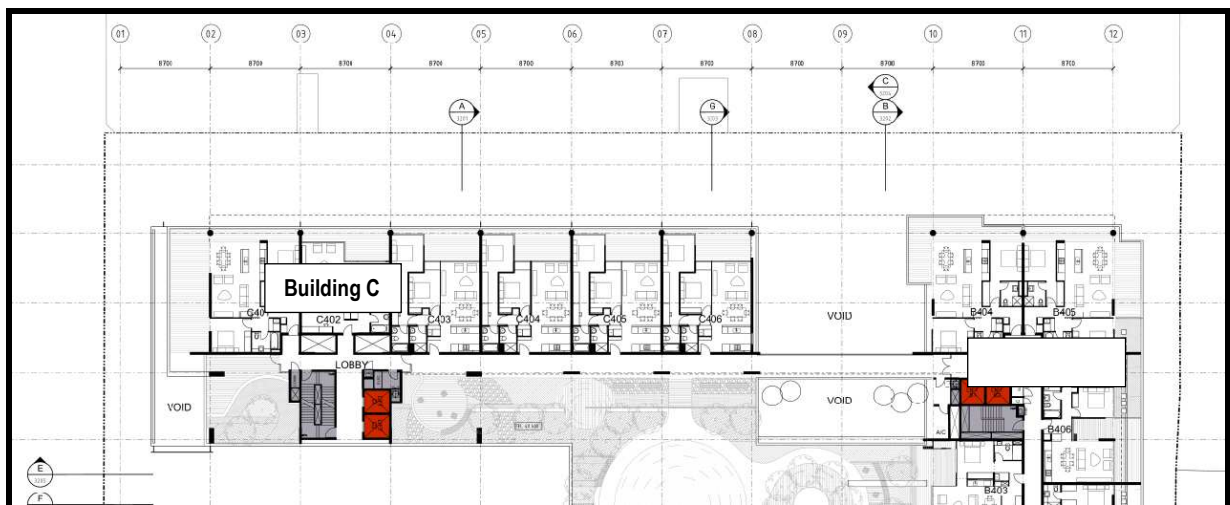


Figure 1: Level 4 excerpt from Issue C Plans presented at previous JRPP meeting

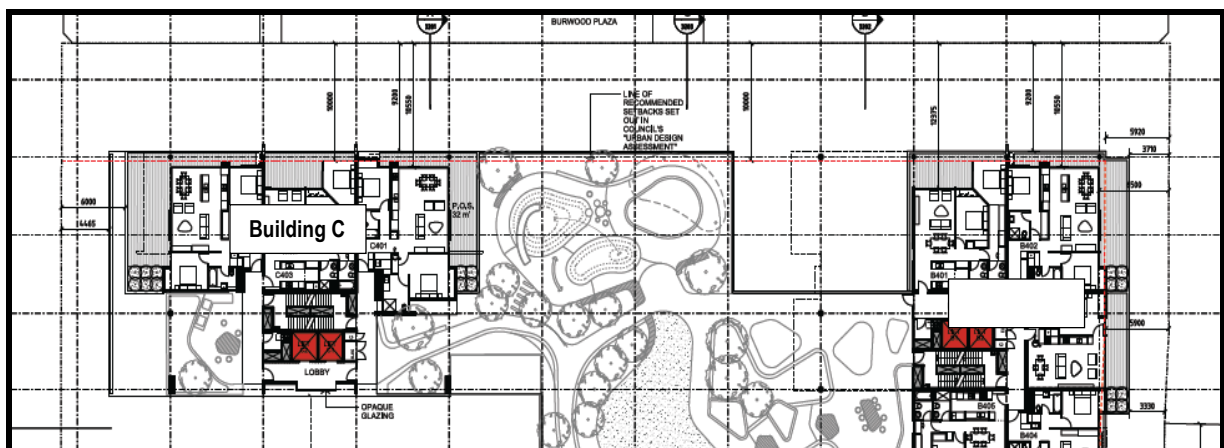


Figure 2: Level 4 excerpt from Issue G Plans including reduced podium (to south-east of Building C)

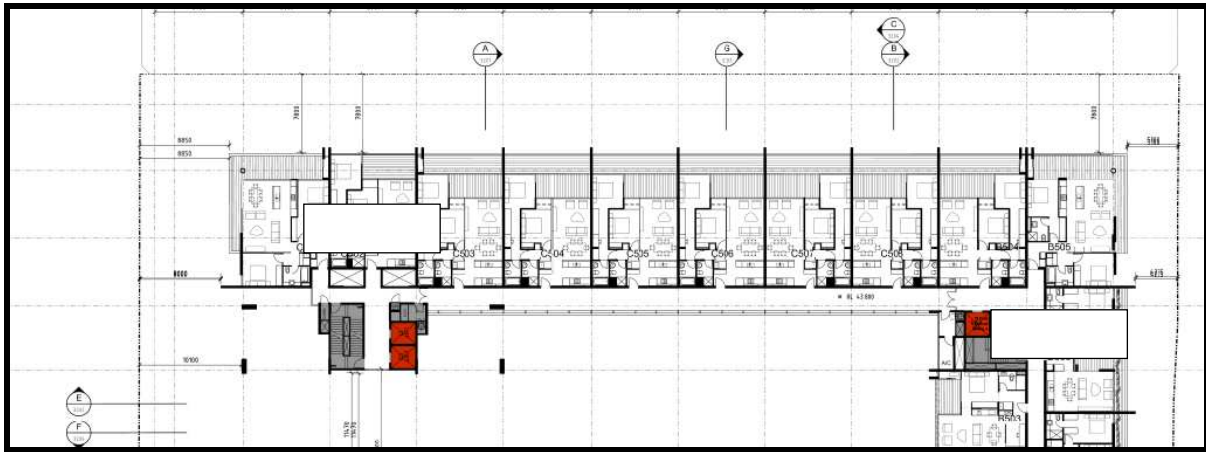


Figure 3: Level 5 excerpt from Issue C plans presented at previous JRPP meeting

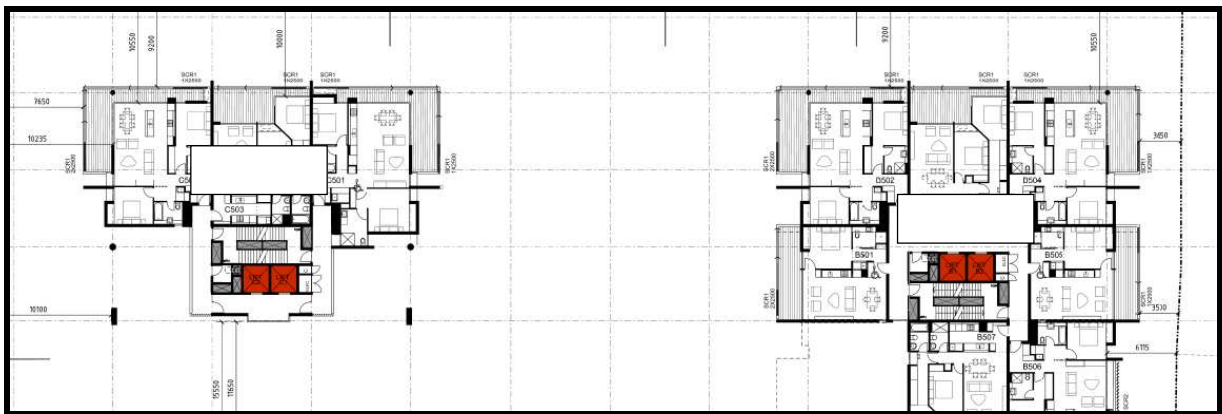


Figure 4: Level 5 excerpt from Issue G Plans with units removed

The applicant submits that significant effort has been made to improve potential impact of the proposed development on the adjoining neighbour to the south at No. 33-35 Belmore Street. Furthermore, the applicant states that a number of challenges exist as far as maximising solar access to this property, including:

- The building has only a limited setback to its northern property boundary, with significantly less than half the recommended building separation distance that would ordinarily be required in accordance with the provisions of SEPP 65 and Council's DCP.
- Nine of the 25 apartments currently receive no solar access to the internal living areas due to the recessed location of the living room windows.

Notwithstanding the above, it is submitted by the applicant that through reducing the floor area below the maximum permitted and incorporating the modifications to the original scheme referred to above in this section, the modified proposal performs far better than the original scheme considered by the JRPP. The applicant further states that the modified proposal improves the solar access to a number of apartments with three additional apartments now complying with the solar access provisions for their outdoor living area and a substantial improvement in solar access to the outdoor areas of a further three apartments.

The applicant summarises that:

“...the proposed modifications will improve solar access and amenity of the existing residential apartments at 33-35 Belmore Street, Burwood taking into account the following matters:

- The proposed development will achieve the objectives of the Burwood Town Centre LEP and DCP, including providing for increased employment and residential development within walking distance of high frequency public transport services;
- The proposal represents a significant reduction in the maximum potential commercial and residential floor space under the provisions of the LEP, which is aimed at specifically minimising the potential impacts on the adjoining property;
- A significant number of apartments within the existing development are already non-compliance with the current solar access provisions, with no additional impacts arising from the proposed redevelopment of the adjoining property;
- The minor reduction in solar access to the upper level of the western part of the building does not have any impact on the ongoing compliance of these apartments with the solar access provisions achieving in excess of two hours sunlight to both their internal and external living areas;
- Significant landscaping and treatment works along the southern elevation will screen the proposed building and enhance its appearance.”

Whilst we accept the general position advanced by the applicant in terms of the design efforts made in reducing solar impacts to adjoining properties, it is important to note that reference to “compliance” with solar access requirements by the applicant is not entirely accurate as Council’s DCP does not include quantitative controls relating to overshadowing and nor does the RFDC (as solar access provisions are stated in terms of how a development site performs rather than impacts on neighbours). As such, assessment of shadowing must be based on a qualitative approach taking into account existing and proposed solar impacts in light of Council’s controls.

As discussed in the previous JRPP report, at No. 33-35 Belmore Street the existing condition is 6 hours of solar access to the glass and to the private open space of the top floor units at mid winter. The remainder of the units on the lower floor vary between 0-2 hours of solar access to the glass and 4-6 hours to the private open space. Note, the lack of solar access to the glass of the lower units is a result of deep set balconies creating “self shadow”.

The applicant has provided Daylight Access Studies that show a marked improvement for the amended scheme in terms of reducing shadow cast on No. 33-35 Belmore Street. The modifications show 6 units with gains of between 30 minutes and 1 hour 45 minutes to private open space areas compared with the original DA scheme. Two units at No. 33-35 continue to show a total loss of solar access however it is considered that these units being impacted on are highly vulnerable to loss of winter sun due to that development’s orientation to a side boundary. In fact, one of these units does not currently receive solar access to its living area and therefore only its private open space is affected.

The applicant indicates that to obtain 2 hours of winter solar access to the balconies of affected units, any development would need to be limited to no higher than Level 2 of the podium and in addition, the main body of the podium would need to be setback approximately 18.65m (currently set back 11.15m) from the common boundary which would result in loss of access from Building C lobby to the communal facility podium level communal gardens. Reduction of solar access to the living area of one unit does not in our view warrant refusal of the application in light of the planning controls that apply to the site, which envisage significant increases in the scale of development, and given the significant effort executed by the applicant

to minimise impacts on a neighbouring building that is set close to a common boundary. Therefore, the modified proposal is considered to be acceptable in terms of solar access.

Further supporting these conclusions is the fact that the modified proposal has provided for significant increases in solar access to the adjacent development at No. 28A-32 Belmore Street of up to 1 hour to living rooms and 1 hour 15 minutes to private open spaces. Accordingly, in totality, the refined proposal significantly outperforms the earlier scheme in terms of solar access impacts and is considered to provide for reasonable overall impacts in light of Council's newly introduced Town Centre controls.

GMU Assessment

In GMU's opinion, the incorporated design changes, subject to conditions of consent relating to façade treatment of Towers A and B are an overall positive outcome and satisfy the intent of the JRPP recommendations from the previous meeting.

Use mix

The proposal now complies with the residential/commercial floor space mix.

Provision of additional common open space

The design changes under the current plans provide additional common open space at the Level 4 podium which is high quality useable space. The proposal now provides a total communal open space of 1,600m², which complies with the minimum requirement of 25% of the site. In addition, the quality of common open space has been improved by increasing northern orientation and therefore solar access and relocating the proposed playground to the north.

NOTIFICATION

The revised plans were placed on notification from 4 February to 25 February 2013. Seven (7) submissions (including 1 petition with 32 signatures) were received during this period. One (1) submission was identical to an earlier submission from the same author. The concerns raised in that submission were addressed in the previous assessment report and therefore have not been duplicated below. The remaining submissions raised the following concerns:

- *Setback to northern boundary (Burwood Plaza) above 8 storeys is acceptable if guaranteed at 10m*

Comment: The amended plans now incorporate a minimum 10m setback from the glass line of units within Tower B and C from Level 4 upwards to the northern boundary adjoining Burwood Plaza. As per previous assessment this setback is considered to provide a suitable level of building separation relative to potential future development of the Burwood Plaza site.

- *Issues regarding heritage item, St James Church are not properly addressed. Recommendations from heritage advisor do not seem to have been incorporated into design.*

Comment: The application has been reviewed by Council's Heritage Officer and found to be acceptable. The recommendations of the Heritage Report will be incorporated into conditions of consent.

- *Non compliances in terms of building separation and setbacks not addressed.*

Comment: Building separation and setbacks have been considered in detail elsewhere in this report. The amended plans incorporate significant changes to improve building separation and it is concluded that the final building siting and massing is an acceptable outcome.

- *Podium is a dominant element overhanging the public domain.*

Comment: The proposed podium complies with the maximum 15m height requirement. Following detailed urban design consideration, the scale and treatment of the podium and the street setback were found to be acceptable as per the previous assessment report.

- *Not clear if the podium provides common open space as required by DCP.*

Comment: All common open space for residents is now located within the Level 4 podium area. This space has been increased in size and now complies with the DCP controls.

- *Concerns regarding roundabout at Wynne Avenue and no indication of any consultation with owners of 11-19 Wynne Avenue.*

Comment: Outstanding traffic matters have been adequately resolved with RMS and confirmed through correspondence provided by RMS attached to this report (Refer to Annexure A).

- *Overshadowing of building to south on Belmore Street will occur from 8-4pm in winter*

Comment: As discussed above, shadow impacts have been improved by modification of the massing of the Tower elements above the podium and are considered to be acceptable. The proposal provides for a minimum of 1 ½ hours sun to living areas (and up to 3 ¼ hours) and minimum 1 ¾ hours sun to private open spaces (and up to 4 ½ hours) at No. 28A-32 Belmore Street which in light of the planning controls is considered to be reasonable.

- *Large openings on Wynne and Belmore create unsightly cavities and dominate the streetscape.*

Comment: The presentation of the proposed development has been the subject of detailed Urban Design consideration in terms of scale, massing, materials, finishes and façade treatment and is found to be satisfactory by GMU.

- *Inadequate unit mix.*

Comment: The proposed unit mix of 30% 1 bedroom, 65% 2 bedroom and 5% 3 bedroom units is considered to be acceptable.

- *It is requested that the proponent and Council make every use to highlight and pay tribute to the Heritage of Burwood.*

Comment: As stated above, heritage recommendations will be incorporated as conditions of development consent.

- Reduced solar access to 33-35 Belmore Street

Comment: As discussed above in detail, shadow impacts have been improved by modification of the massing of the Tower elements above the podium.

- *Nos. 33-35 Belmore Street will be dwarfed and engulfed by the size and proximity of the proposal to north and east.*

Comment: The proposed development complies with the overall permitted FSR and height limits. The development reflects Council's desired future character for Burwood Town Centre for higher density development. Similarly, Nos. 33-35 (and surrounding sites) has the ability to increase height and density in line with Council's new suite of development controls.

- *View loss from north facing balcony at Level 4, Nos. 33-35 Belmore Street*

Comment: The revised scheme will reduce impacts on outlook compared with the previous plans given the removal of units to Tower C between Grid lines 5 and 8 from Level 4 and 5. The proposal is not considered to result in the loss of any significant views.

- *Privacy impacts to unit at Level 4, Nos. 33-35 Belmore Street*

Comment: The building separation from Tower C to No. 33-35 Belmore Street is considered acceptable. Furthermore, the privacy relationship between adjoining buildings is considered appropriate given the absence of balconies and minimal glazing on the southern elevation of Tower C and due to the proposed building separation. The reduction in the number of units to Tower C as a result of the amended scheme will provide further privacy benefits through reducing the number of units adjacent to Nos. 33-35.

- *Proposed development will increase sense of enclosure and impact on a pre-existing health issue relating to claustrophobia.*

Comment: Building separation and setbacks have been considered in detail in this assessment and form the basis for much of the design modification that has occurred. As discussed above, it is concluded that the final building siting and massing is an acceptable outcome. High density and relatively close proximity of buildings is typical of Town Centre residential living.

- *Devaluation of unit value.*

Comment: This is not a valid planning consideration under section 79C of the Environmental Planning and Assessment Act 1979.

- *Burwood Centre is already at saturation point. Proposed development will exacerbate already overcrowded Town Centre through excessive density.*

Comment: The proposed development complies with the overall permitted FSR and height limits. The development reflects Council's desired future character for Burwood Town Centre for higher density development.

- *Noise and pollution impacts during construction.*

Comment: A noise assessment prepared by Acoustic Logic has been carried out and provides recommendations for management of noise during and post construction of the development. In terms of both noise and air pollution, construction and operation of the proposed development will be subject to standard EPA regulations.

- *Suggested alternatives have been provided such as limiting development to 1 tower element, alternative location within Town Centre, postponing the development until full impacts of Railway Parade development are understood.*

Comment: The proposed development reflects Council's desired future character for Burwood Town Centre. The previous assessment provided that the general form of the development was acceptable subject to changes to the massing and siting of built form which have now been adequately resolved through extensive urban design consideration.

- *Previously excessive in height – now Tower A is increased further.*

Comment: The proposed development remains compliant with the permitted height limits. The development reflects Council's desired future character for Burwood Town Centre for higher density development. Increases in height to certain parts of the development have allowed for greater building separations and improvement of solar access impacts.

- *Will contribute to ongoing pollution and traffic congestion.*

Comment: Traffic implications of the proposed development have been reviewed by an independent Traffic Consultant and are found to be acceptable.

- *Will contribute to additional pressures on common open space, amenities and infrastructure.*

Comment: The proposed development adequately caters for the required onsite parking and provision for private and common open space complies with Council's controls.

- *Undue stress on local infrastructure as a result of the proposed development*

Comment: Section 94 contributions will be levied to assist with meeting the costs of additional infrastructure loads.

CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 79C(1) of the Environmental Planning and Assessment Act 1979, the provisions of SEPP 55 (Remediation of Contaminated Land); SEPP 65 (Design Quality of Residential Flat Development), SEPP (Building Sustainability Index: BASIX) 2004, Burwood LEP (Burwood Town Centre) 2010 (now repealed), Draft Burwood LEP 2012 (gazetted post lodgement of application) and all relevant Council DCPs, Codes and Policies.

The proposed development is consistent with the height and density of development envisaged by the new suite of controls that apply to the Burwood Town Centre. The proposal also incorporates important elements of the public domain envisaged by Council's planning controls and is generally considered to display a high quality of architectural design and internal amenity. Whilst not without some amenity impacts on surrounding development, it is considered that in light of the planning controls that apply to the site and on balance, the proposal is a positive addition to the fabric of the Town Centre.

The amendments to the original development scheme, the subject of this assessment, are considered to satisfactorily address the resolution of the 13 December 2012 JRPP meeting and represent a significantly improved development scheme that is worthy of support.

RECOMMENDATION

It is recommended that DA 89/2012 for mixed use development: 3 storey podium and 3 residential towers containing 210 residential units, 8,616m² of commercial/retail space, with 6 basement parking levels at 27-31 Belmore Street, Burwood be approved subject to conditions of consent.

Annexure A – RMS correspondence

Annexure B – Solar Access (Sun Eye) Comparisons

Annexure C - Conditions of Development Consent