

SJB Planning Memo



To: Brian Olsen - Manager Planning and Development Burwood Council
From: Scott Barwick
Date: 7 July 2017

**Subject: Assessment report addendum BD.2016.054 - 1-13 Gloucester, 42-44 Park Rd
Burwood (Our ref: SJB7881A)**

I have become aware of an error in the assessment report for the proposed redevelopment of the site at 1-13 Gloucester, 42-44 Park Rd Burwood.

The assessment report has under the heading "Overshadowing" made reference to material provided by the applicant addressing the site isolation of 15 Gloucester Avenue.

This is an error. In our preliminary assessment considered the potential for the isolation of 15 Gloucester Avenue and 46 Park Avenue. Our assessment concluded that the applicant should address the potential site isolation of 46 Park Road and that the scheme required a better interface with 15 Gloucester Avenue. The conclusion reached was that there was the potential to pursue amalgamation with the properties to the south fronting George Street.

The material provided by the applicant with the amended development application addressed the potential isolation of 46 Park Road.

In relation to the interface with 15 Gloucester Avenue the amended plans lodged by the applicant responded positively to the interface concerns raised. The original scheme proposed a six (6) storey building at a 6.0m setback from the boundary with 15 Gloucester Avenue.

The amended plans provide for a four (4) storey building setback 6.0m from the boundary with the fifth storey setback a further 3.0m. The interface to the boundary with 15 Gloucester Avenue provides for a wall height some 1.8m below the LEP maximum height of buildings development standard of 15.0m.

In summary the concerns of minimising future impacts of a redevelopment of 15 Gloucester Avenue have been addressed by ensuring that ADG separation requirements have been achieved on the development site and the wall height has been minimised.

I apologise for the confusion the error has caused and trust this clarification can be provided to the Panel.

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