

<b>DATE OF DEFERRAL</b>	Thursday 31 January 2019
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Sue Francis, John Roseth
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Council Assessment staff declared nominated panel members Brian MacDonnell, John Faker, George Mannah, Heather Crichton and Tommaso Briscese conflicted as the subject site includes several parcels of land that were sold to the Club by Burwood Council.

Public meeting held at Fraser Suites Sydney at 488 Kent Street Sydney on 31 January 2019, opened at 1.30pm and closed at 2.40pm.

#### **MATTER DEFERRED**

2017SCL042 – Burwood – DA85/2017 at 2 Deane Street Burwood (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**




The Panel agreed to defer the determination of the matter in order to allow the applicant to determine whether a variation of the FSR under cl 4.6 of the Burwood LEP 2012 is required as a result of two separate FSR controls applying to the site.

In case the cl 4.6 variation is required, the Panel requests the applicant to make its submission to Council by 8 February 2019 and the Council to prepare its assessment by 15 February 2019. In that report Council are to provide a list of revised conditions including the deletion of conditions 1(b) and 2(b) and revised as per memo dated 30 January 2019.

Following receipt of this information the Panel will determine the application by communicating by electronic means unless the Chair considers that a further public meeting is required.

The decision to defer the matter was unanimous.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

<b>PANEL MEMBERS</b>	
 Car Scully (Chair)	 Sue Francis
 John Roseth	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL042 – Burwood – DA85/2017
2	PROPOSED DEVELOPMENT	Concept approval for a building envelope to facilitate a mixed use building comprising registered club, hotel accommodation, commercial premises, entertainment facilities, function centre and indoor recreation facility with basement parking for up to 1250 car spaces.
3	STREET ADDRESS	2 George St Burwood
4	APPLICANT/OWNER	Urbis Pty Ltd/Burwood RSL Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy Infrastructure 2007</li> <li>State Environmental Planning Policy State &amp; Regional Development 2011</li> <li>State Environmental Planning Policy No.55 Remediation of Contaminated Land</li> <li>Burwood Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Burwood Development Control Plan YYYY</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 17 January 2019</li> <li>Council memo received 30 January 2019</li> <li>Written submissions during public exhibition: 2</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – David Hoy, Anthony Palamara</li> </ul> </li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Final briefing to discuss council's recommendation 31 January 2019 at 1pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Sue Francis, John Roseth</li> <li><u>Council assessment staff</u>: Brian Olsen, Julie Horder (consultant for council)</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report