

ADDENDUM TO CONDITIONS OF CONSENT

COUNCIL REPORT

Panel Reference	PP2-2019EC1028
DA Number	BD.2018.125
LGA	Burwood
Proposed Development	Concept Development Application for the amalgamation of 9 lots to create 1 lot, retention of the existing Burwood Uniting Church and associated school hall building, construct 3 new buildings consisting of Building 1 – a 26 storey mixed-use building containing, commercial uses on the lower levels, and a residential apartment with 124 apartments, Building 2 – a 5 storey mixed use building containing retail uses at ground level and student housing (boarding house) on the upper levels, and Building 3 – a 1.5 storey building containing Church gathering and administration offices, the adaptive reuse of the school hall building to a restaurant, basement level car parking over 5 levels, associated site landscaping and a site access/through link
Street Address	134A-134C Burwood Road, and 29A-33A George Street, Burwood
Applicant/Owner	The Uniting Church Property Trust (NSW) – applicant and owner
Date of DA lodgement	2 November 2018
Number of Submissions	Six (6)
Recommendation	Approved, Subject to Conditions
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Cost of development exceeding \$30million Proposed cost of development \$107,946,300.00

AMENDMENT TO CONDITIONS:

Condition No. 1 currently reads as follows:

(1) APPROVED DEVELOPMENT

Development must be in accordance with Development Application No. 87/2015 and the following drawings:

Plan/Document	Author	Date/Received
Architectural Plans: ISSUE J DA-100-001; DA-100-002; DA-110-001; DA-110-002; DA-110-003; DA-110-004; DA-110-005; DA-110-006; DA-110-007; DA-110-008; DA-110-009; DA-110-010; DA-110-011; DA-110-012; DA-110-013; DA-110-014; DA-110-015; DA-110-016; DA-250-001; DA-250-003; DA-250-003; DA-350-001; DA-350-002; DA-350-003; DA-350-004; DA-350-005; DA-710-001; DA-710-002; DA-710-003; DA-710-004; DA-710-005; DA-710-006; DA-710-007; DA-710-008; DA-820-001; DA-820-002; DA-820-003; DA-820-004; DA-820-005; DA-820-006; DA-820-007; DA-820-008; DA-820-009; DA-820-010; DA-820-101; DA-820-102.	TURNER	14 August 2020
Survey Plans – Revision F	TURNER	18 October 2018
Architectural Design Report – Issue J	TURNER	14 August 2020
Streetview Analysis Burwood Road, Drawing Set	TURNER	14 August 2020
Supplementary Statement of Heritage Impact	GBA Heritage	13 August 2020
Statement of Environmental Effects Amended Application Statement Clause 4.6 Submission ADG Assessment	URBIS	October 2018 17 August 2020
Conceptual Sewer Deviation Plan	Warren Smith & Partners Pty Ltd	7 February 2020
Traffic and Parking Impact Assessment – Issue E	TTPA	February 2020
Civil Engineering Report	TTW	6 August 2019
Schedule of Conservation Works/Amended	GBA Heritage	July 2019
Landscape Concept Report	Place Design Group	August 2019
BCA Report	McKenzie Group	October 2018

Noise Impact Assessment	Acoustic Logic	27 September 2018
Access Review	MGAC	25 September 2018
Geotechnical Investigation and Waste Classification Assessment	Douglas Partners	October 2018
Aboricultural Impact Assessment	Tree IQ	9 October 2018

Is proposed to be amended as follows:

(1) APPROVED DEVELOPMENT

Development must be in accordance with Development Application No. **87/2015 DA.2018.125** and the following drawings:

Plan/Document	Author	Date/Received
Architectural Plans: ISSUE J DA-100-001; DA-100-002; DA-110-001; DA-110-002; DA-110-003; DA-110-004; DA-110-005; DA-110-006; DA-110-007; DA-110-008; DA-110-009; DA-110-010; DA-110-011; DA-110-012; DA-110-013; DA-110-014; DA-110-015; DA-110-016; DA-250-001; DA-250-003; DA-250-003; DA-350-001; DA-350-002; DA-350-003; DA-350-004; DA-350-005; DA-710-001; DA-710-002; DA-710-003; DA-710-004; DA-710-005; DA-710-006; DA-710-007; DA-710-008; DA-820-001; DA-820-002; DA-820-003; DA-820-004; DA-820-005; DA-820-006; DA-820-007; DA-820-008; DA-820-009; DA-820-010; DA-820-101; DA-820-102.	TURNER	14 August 2020
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Heritage Impact		
Statement of Environmental Effects Amended Application Statement Clause 4.6 Submission ADG Assessment	URBIS	October 2018 17 August 2020
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Noise Impact Assessment	Acoustic Logic	27 September 2018
Access Review	MGAC	25 September 2018
Geotechnical Investigation and Waste Classification Assessment	Douglas Partners	October 2018
Aboricultural Impact Assessment	Tree IQ	9 October 2018
Preliminary Site Investigation for Contamination	Douglas Partners	September 2018

Reason: Incorrect DA referenced and omission of Contamination Report by Douglas Partners.

Condition No. 6 currently reads as follows:

(6) CONTAMINATION

A Detailed Environmental Site Assessment will be required to be carried out in accordance with the NSW EPA Contaminated Sites guidelines, certifying that the site is suitable (or will be suitable, after remediation) for the proposed use and submitted with the relevant Stage 2 Development Application. Note: Where the Detailed Environmental Site Assessment states the site is suitable for the proposed use it is to be peer reviewed by a NSW EPA accredited site auditor and a Site Audit Statement submitted to Council prior to granting any consent, certifying that the site is suitable for the proposed use.

Is proposed to be amended as follows:

(6) CONTAMINATION

That the Report on Preliminary Site Investigation for Contamination prepared by Douglas Partners dated September 2018 as referenced in Condition No. 1, be used to inform any Stage 2 Development Application and its preparation/submission to Council.

Reason: The above condition is onerous given that the preliminary report indicated that there was no contamination. Council's Environmental Health Manager has approved the above amendment to Condition 6.