

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 3pm and 3.40pm
LOCATION	Videoconference

## BRIEFING MATTER(S)

PPSSEC-105 – Burwood - 2020.103 - 2 George St, Burwood

Club Burwood RSL - Demolition of the existing structures and the construction of a part three and part four storey building containing registered club above 6 levels of basement carparking – Stage 1 of Burwood RSL Club re development.

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell
APOLOGIES	None
DECLARATIONS OF INTEREST	Clr John Faker and Clr George Mannah both declared conflicts of interest as Council previously sold land to the applicant within the subject site. Accordingly, both members did not participate in the Panel for this matter.

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Julie Horder, Ross Meachin, Dylan Porter, Brian Olsen, Emma Buttress-Grove
OTHER	Stuart Withington, Cameron Brooks - DPE

Council has provided a brief summary which has addressed the background, site location, proposal, amended plans, basement parking, shared zone and VPA (which relates to road widening), intersection upgrade, vehicle movements, and installation of traffic lights. As a VPA is involved, Council has contracted consultants.

## KEY ISSUES DISCUSSED

- Discussed need for engineering report showing the club portion of development is able to support the tower structure which is to be installed at a later date.
- TfNSW has raised concerns about the traffic modelling using data from 2016. It was noted that the 2020 data they have is not considered appropriate due to covid. The applicant has agreed to re-do modelling.
- Applicant has introduced a shared pedestrian/vehicle zone but hasn't provided information as of yet.
- Council confirmed that the design excellence is not required. The proposal has been reviewed by Council's urban design expert who is supportive of the current design which has taken on board initial issues with the design.

## Planning Panels Secretariat

- It was noted that ADG does not apply as it is not an apartment building. Previous issues regarding smoking room and noise have also been addressed.
- All council referrals have come back and are now supportive. Only TfNSW matters remaining. Council assessment report to be completed once TfNSW matters have been resolved.
- Confirmed that stage 1 is over \$30m.
- Council endorsement for the VPA is close to being ready.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 5<sup>th</sup> May 2022**