

MEMO

Subject	Burwood Council - Community Benefits
From	Nicola Wass, Principal Consultant
To	Paul Georgiades, Senior Development Manager, Tian An Australia
Date	3 July 2017

On Friday 30 June 2017, a meeting was held with Officers of Burwood Council to discuss the proposed development and to seek information to inform decisions regarding a Letter of Offer for the Voluntary Planning Application (VPA). During the meeting, Council Officers were invited to provide details about the priorities and gaps that currently exist in the local community in relation to community facilities and to identify any emerging issues or needs that have been raised by the community with Council. As a result of this discussion, it was identified that:

- 👉 Currently Council is very close to the end of the Community Strategic Plan cycle and previously identified priorities have been, or are currently being, addressed, including playground equipment and other facilities in Henley Park
- 👉 The café at the nearby Aquatic Centre does not trade well during winter which might suggest that there is limited demand for cafes in this area at present
- 👉 The demographics of the local community suggest that the most significant child based community need at present is related to after school care
- 👉 A multiuse community facility, with flexible spaces that can be used for a variety of community purposes, including after-school activities, might be of benefit although there are geotechnical issues within Henley Park that may limit the size and type of facility that could be built there
- 👉 The Greater Sydney Commission is yet to provide Council with its affordable housing target but this is expected to be within the 5-10% range
- 👉 Council has previously accepted VPAs which include the Section 94 contribution to facilitate greater scope to provide community benefit.