

CLUB BURWOOD RSL – STAGE 1 DEVELOPMENT APPLICATION - FACTSHEET

INTRODUCTION

Club Burwood RSL is seeking to relocate from its existing premises on 96 Shaftesbury Rd to a consolidated site on George Street (Burwood) 400m north of the existing site.

On completion of the new development, the existing premises at 96 Shaftesbury Road will be closed permanently.

Part of this process includes the preparation of a Stage 1 Development Application (DA) which will be assessed by Burwood Council and determined by the Sydney Central Planning Panel.

THE PROPOSAL

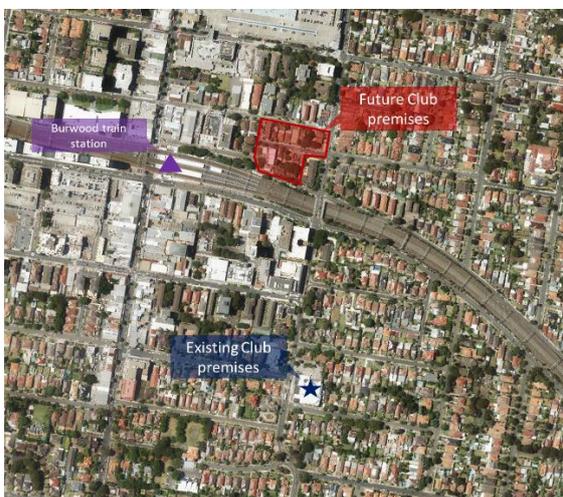
The Club's relocation is a response to growing membership and member requirements, the desire to diversify its offering and existing zoning restrictions.

The Club has progressively acquired land within Burwood town centre to develop a new Club complex.

The new site will be located in proximity to Burwood train station and will include club facilities, numerous eateries, themed bars and lounges, an entertainment complex, event centre, health and fitness centre, outdoor areas and a hotel.

The existing premises will close and all operations will be transferred to the new Club Complex on completion of the development.

Figure 1 Site location



STAGE 1 DA

A Stage 1 DA is an application for the approval of a Concept Plan prior to finalising detailed plans for the site.

Club Burwood RSL is seeking approval for a development concept (Stage 1DA) for the following uses and built form elements:

- A registered Club
- A hotel
- Entertainment facilities
- Dining precinct
- A theatre
- Carparking.

The Stage 1 DA will also seek approval for the building envelope and gross floor area for the podium and hotel tower, car parking and vehicle access points.

THE PLANNING PROCESS

The Stage 1 DA will not seek approval for demolition, excavation, construction or detailed designs.

Approval for these elements will be sought via subsequent development applications (DAs) after Stage 1.

Figure 2 Aerial view of the site



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KEY FEATURES

Building envelope

The proposed building envelope has a maximum height of 91.5m, including a podium height of approximately 20m.

Maximum gross floor area (GFA)

The maximum gross floor area across the site is 38,100 sqm.

Car parking

There will be 6 levels of basement car parking, with a maximum of 1,250 car spaces provided within them.

Vehicle access points

Proposed vehicle access points are from Shaftesbury Road, Marmaduke Street and a loading vehicle entry/exit from Deane Street.

Figure 3 Proposed building envelope

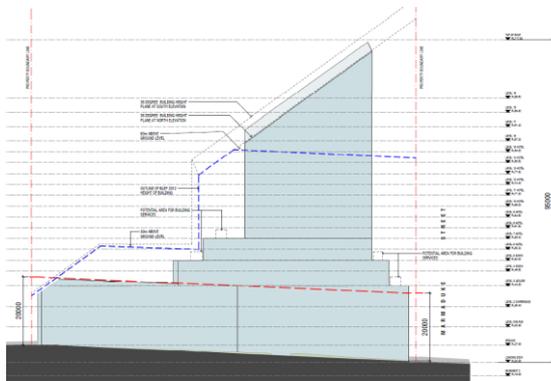
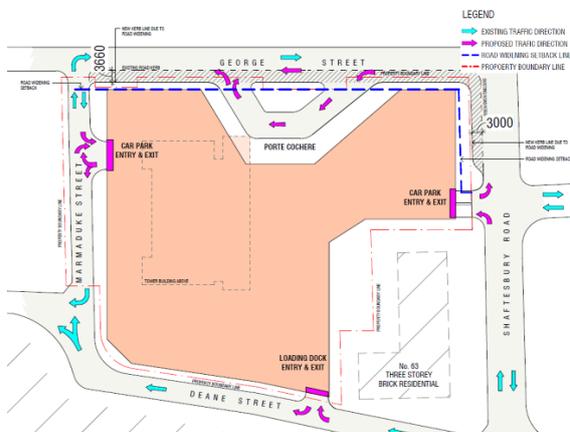


Figure 4 Proposed vehicle access points



SOCIAL IMPACT ASSESSMENT

As part of the Development Application (DA) process, Club Burwood RSL has engaged Urbis Pty Ltd to prepare a Social Impact Assessment (SIA).

Your input will help us understand community views on the proposal.

COMMUNITY FEEDBACK

Please complete the following questions and return to burwoodclub@urbis.com.au or via the supplied Reply Paid Envelope available at the Club before **Wednesday 28 June 2017**.

1. What is your overall view of the development proposal?
2. What (if any) are some of the likely positive or negative impacts of the development proposal?
3. How do you think any positive impacts can be enhanced?
4. How do you think any negative impacts can be mitigated?
5. Any other comments?

You can also call **1800 244 863** to provide feedback.

The feedback and comments will inform a Social Impact Assessment Report, which will be submitted to Council, with the DA.

FIND OUT MORE

Information boards introducing the proposal will be displayed at the Club until **Wednesday 28 June 2017**.

Visit the Club's website for more information.