

CLUB BURWOOD RSL - FUTURE CLUB PLANS

STAGE 1 DEVELOPMENT APPLICATION

INTRODUCTION

Club Burwood RSL is seeking to relocate from its existing premises at 96 Shaftesbury Road, to a consolidated site on George Street (Burwood) 400 metres 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.

STAGE 1 DEVELOPMENT APPLICATION

A Stage 1 DA is an application for the approval of a Concept Plan prior to finalising detailed plans for the site. The Concept Plan aims to provide a range of new food, entertainment and leisure facilities within the Burwood Town Centre, contributing to the improvement of the public domain and generating employment opportunities in the local area.

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

USES

- » **Podium** - Registered club, commercial premises, hotel accommodation, entertainment facilities, function centre, recreation facility (indoor); and
- » **Tower** - Hotel accommodation and registered club.

BUILDING ENVELOPE

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

The location and orientation of the building envelopes has been considered to mitigate adverse solar impacts. The majority of overshadowing will fall on the railway reservation to the south of the site.

The privacy of surrounding properties, including 63 Shaftesbury Road, has been considered. Outdoor areas will be located away from adjacent properties and orientated towards the railway reservation. Setbacks to habitable rooms in nearby developments and landscaping will assist to minimise visual impacts.

MAXIMUM GROSS FLOOR AREA (GFA)

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

CAR PARKING

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

The impact on the local road network has been considered. The modelling suggests that the traffic generated from the proposed Club will be accommodated within the local road network, providing key intersection upgrades envisaged in Council plans are implemented.

VEHICLE ACCESS POINTS

Proposed vehicle access points are from Shaftesbury Road, Marmaduke Street and a loading vehicle entry/exit from Deane Street. Loading activities will be confined to the basement.

INDICATIVE CONCEPT

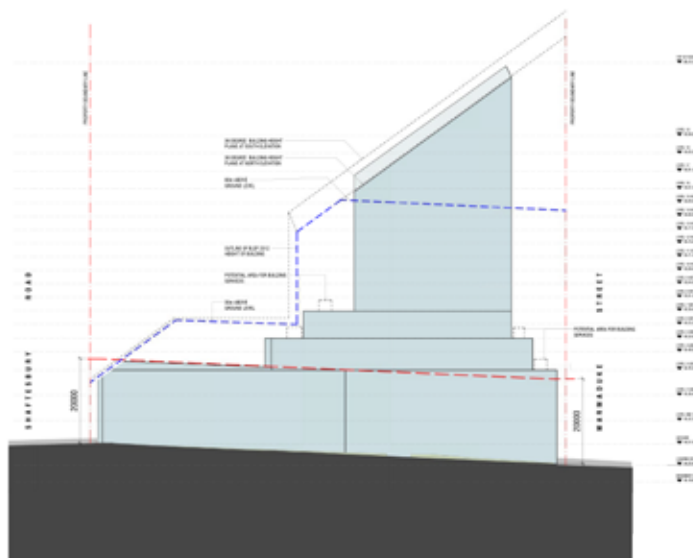
Figure 2 shows the proposed concept for the new club site. The final arrangement of land uses will be further refined via subsequent development applications (DAs) following the Stage 1 DA.

LEVEL	PROPOSED
B2-B7	» Basement car park
B1	» Food and beverage » Kitchens, back of house facilities, storage and loading dock facilities » Vertical pedestrian connection to the Club on Marmaduke Street.
Ground	» Porte Cochere accessible from George Street » Club reception and hotel lobby » Beverage outlets, club bar and indoor and outdoor gaming facilities » Vehicle entry/exit to Shaftesbury Road and Marmaduke Street » Loading vehicle entry/exit to Deane Street
Level 1	» Variety of restaurants, bars and eateries » Lounge areas and outdoor terrace
Level 2	» Conference facilities » Theatre with 600 seat capacity » Pre-function spaces » Back of house facilities and amenities
Level 3	» Gymnasium and recreational facilities » Crèche » Amenities associated with the hotel » Sports bar and club facilities
Levels 4-5	» Club offices and meeting rooms » Roof terrace
Levels 6-15	» Hotel suites
Level 16	» Food and beverage
Level 17	» Function rooms and gaming
Level 18	» Sky bar

FIGURE 1 New Club location



FIGURE 2 Proposed building envelope



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STAGE 1 DEVELOPMENT APPLICATION

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.

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

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.

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

FIGURE 4 Artist Impression – corner of Marmaduke Street and George Street



FIGURE 3 Artist impression – corner of Shaftesbury Road and George Street



FIGURE 5 Proposed vehicle access points

