



Your Reference SSD-66745743  
Nathan Stringer  
Department of Planning, Industry and Environment  
Via Major Projects Planning Portal

28 November 2024

**Submission to SSDA  
MLC School Performing Arts Centre**

Thank you for your correspondence inviting Burwood Council to comment on the State Significant Development Application (SSDA) and submitted documentation relating to the MLC School New Performing Arts Centre

The SSDA relates to the development of a new Performing Arts Centre at the MLC School located between Park Road and Britannia Avenue, Burwood. In short, the development comprises the following:

- Site clearing comprising – demolition of 29 Britannia Avenue, Burwood, removal of existing demountable and tree removal.
- Construction of a new building to be used as a new Performing Arts and Sports Centre, ranging from two to three storeys, (plus roof level plant).
- Expansion to the existing Aquatic Centre to provide a Sports Complex ranging from two to three storeys (plus roof level plant).
- Retention of the existing MLC School car park access on Britannia Avenue.
- Provision of new vehicular drop-off area, and
- Proposed landscaping including hard and soft landscaping and replacement trees.

This submission is not conclusive or able to cover all potential issues given the tight timeframe.

Council supports the provision of significant development within the MLC School Campus and acknowledges the increasing need to keep up with the growing demands of students. Notwithstanding this Council has conducted a preliminary review of the SSDA documentation and raises the following:

**Urban Design**

- The site is located within Burwood North masterplan area which seeks significant uplift in planning controls. While no uplift is proposed to the subject site, uplift further north is envisioned. No objection as such is raised to the additional massing.
- Notwithstanding this, careful consideration of overshadowing of Burwood Park is needed to protect this important community asset. The Burwood Development Control Plan Clause 3.11.7 should be used as a guide for assessment of the application.
- The setbacks to the north east of the site on Britannia Road appear to be insufficient for adequate landscape buffers considering the scale of development at this location. It is recommended that the proposed setback at this location is increased to allow for a proper deep soil planting to buffer the development from residential context to the north.
- The proposed interface particularly at south east to Burwood Park and Britannia Road includes a high level of blank wall and inactivated frontages. It is recommended to reconsider the proposed facades at these frontages particularly to Burwood Park to enhance the building's relationship with the public domain and enhance visual permeability. This can

happen through more active uses at this interface, glazed materials, articulation and using various finishes.

### **Engineering Comments**

- In accordance with Local Government Act 1993 – Part 7, it is the owner's and/ or builder's responsibility to protect Council's assets e.g. road, footpath, nature strips etc. during the demolition and/or construction process of the building.
- It is noted the submitted plans including door openings over Council's assets. This is not supported.

### **Stormwater Management**

- A stormwater management plan shall be prepared by suitably qualified practicing hydraulic/ civil engineer and submitted to Council. Detailed design shall be done in terms of water quality requirements, water quantity and erosion and sediment control at site. The volume of stormwater generated as a result of new development shall be conveyed to the receiving end through Council's available drainage infrastructure as directed by Council.

### **Public Domain Improvement:**

- The applicant shall provide a high quality Public Domain and Streetscape Improvement elements and finishes on all publicly accessible areas at the property frontages in accordance with Council's DCP & Public Works Element Manual. This includes but not limited to new footpath, kerb & gutter, nature strips, street tree planting and other streetscape features including road pavement re-sheeting.
- The Public Domain and Streetscape Improvement Plan is to be submitted to and approved by Council prior to the issue of any construction certificate.

### **Damage Deposit**

- In accordance with Council's current Fees and Charges, a Security Deposit (Damage Deposit) is payable to Council by the applicant prior to the issue of any construction certificate. The damage deposit is fully refundable if no damage occurs

### **Traffic**

The Transport & Accessibility Impact Assessment states the following:

- "The subject SSDA seeks to provide improved school facilities for staff and students, with facilities generally available for school use only (facilities may be utilised by external visitors outside of school operating hours);"

Details of how the facilities may be used by external visitors are required to be provided including details of if the on-site parking is to be made available, and if the on-site parking is adequate and in accordance with Council's DCP to accommodate the visitors.

- "It is common for schools to utilise on-site car parking for out-of-school hour events such as student performance nights, musicals etc. These types of school events have historically occurred at MLC School and will simply be relocated into the upgraded facilities;"

Use of on-site parking for events outside of school hours should be made a requirement to mitigate the impact on parking in local streets.

- "The school will continue to manage the abundance of on-site car parking during large school events;"

Details of how this is to occur should be provided as a Parking Management Plan.

#### Construction Traffic Management Plan

Access to Burwood Road is not permitted for eastbound traffic on Parramatta Road via Burwood Road as there are 'No Right Turn' restrictions at this intersection. An alternate route will need to be determined.

Swept path analysis to be undertaken for largest sized vehicles accessing the site at intersections such as Burwood Road and Comer Street, Britannia Avenue and Parramatta Road, as well as any other streets which are part of the local road network, to determine suitability and requirements to restrict on-street parking.

#### **Contributions**

Any approval should include conditions requiring the payment of contributions in accordance with the Burwood Local Infrastructure Contributions Plan 2024.

#### **Conclusion**

Burwood Council does not raise any significant objections to the proposed SSDA, despite the request for further information by Council's Traffic and Transport Team. Thank you once again for engaging with Council. The above identified matters relate only to a preliminary review of the proposal within the limited timeframe provided. The comments provided and do not represent a full review of all potential impacts of the proposal on the site and the surrounding community. Following the submission of additional information further issues may be identified.

Regards



Jai Reid  
**Manager City Development**

If you require information in other languages contact the Telephone Interpreter Service directly on 131 450 (free service) and ask them to call Burwood Council on 9911 9911 on your behalf.

#### **ARABIC**

إذا كنت بحاجة إلى معلومات بلغات أخرى، اتصل بخدمة الترجمة الشفهية عبر الهاتف على الرقم 131 450 (خدمة مجانية) واطلب منهم الاتصال بالنيابة عنك بمجلس بيروود على الرقم 9911 9911.

#### **CANTONESE**

如果您需要以其他語言瞭解信息，請致電131 450聯繫電話傳譯服務中心（免費服務），並請他們代您致電9911 9911聯繫Burwood市議會。

#### **GREEK**

Εάν χρειάζεστε πληροφορίες σε άλλες γλώσσες επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας στο 131 450 (δωρεάν υπηρεσία) και ζητήστε τους να καλέσουν εκ μέρους σας το Δήμο Burwood στο 9911 9911.

#### **HINDI**

यदि आपको अन्य भाषाओं में जानकारी की आवश्यकता है, तो सीधे 131 450 (निःशुल्क सेवा) पर टेलीफोन दुभाषिया सेवा से संपर्क करें और उनसे बरवुड काउंसिल को 9911 9911 पर आपकी ओर से कॉल करने के लिए निवेदन करें।

#### **ITALIAN**

Se avete bisogno di informazioni in altre lingue contattate il servizio di interpretariato telefonico direttamente al numero 131 450 (servizio gratuito) e chiedete loro di chiamare il Burwood Council al numero 9911 9911 per conto vostro.

#### **KOREAN**

다른 언어로 정보가 필요하시면 전화통역서비스(Telephone Interpreter Service)에 바로 연락하셔서(131 450번, 무료) 귀하를 대신해 버우드 카운슬(9911 9911번)로 전화를 걸어 달라고 요청하십시오.

#### **MANDARIN**

如果您需要以其他语言了解信息，请致电131 450联系电话传译服务中心（免费服务），并请他们代您致电9911 9911联系Burwood市议会。

#### **NEPALI**

अरू भाषामा यहाँलाई जानकारी आवश्यक भएमा 131 450 (निःशुल्क सेवा) मा सिधै टेलिफोन दोभाषे सेवामा सम्पर्क गर्नुहोस् र आफ्नो तर्फबाट 9911 9911 मा बर्नवुड काउन्सिलमा सम्पर्क गर्नका लागि उनीहरूलाई भन्नुहोस्।

#### **VIETNAMESE**

Nếu quý vị cần thông tin bằng các ngôn ngữ khác xin liên lạc trực tiếp với Dịch vụ Thông dịch qua Điện thoại qua số 131 450 (dịch vụ miễn phí) và nhờ họ thay quý vị gọi cho Hội đồng Thành phố Burwood qua số 9911 9911.