

BRIEFING DETAILS

BRIEFING DATE / TIME	16 September 2021
LOCATION	videoconference

BRIEFING MATTER(S)

PPSSEC-137 – Burwood – DA2021.44 at 42-60 Railway Parade, Burwood

Holdmark Development

Demolition of the existing structures and the construction of public domain, 3 storey podiums containing commercial tenancies and mixed use development and the construction of 5 towers above the podiums ranging from 12 to 42 storeys in height with 1041 residential units and 64 serviced apartments above 7 levels of basement parking with 2100 car spaces with vehicular access/egress via Railway Parade, Wynne Avenue and Belmore Street, at the above mentioned property.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully, Jan Murrell, Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Mayor John Faker and Councillor George Mannah both declared a conflict of interest and did not participate. The declaration was made because Council has entered into a voluntary planning agreement for the site. The same conflict is noted for all of Council's nominated panel members as they are all Councillors.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ethos Urban (Council's external consultant) - Yvette Carr, Paul Altree-Williams Burwood Council – Brian Olsen, Dylan Porter
OTHER	Applicant representatives - Anthony Kazacos, Fred Samaha, Paul Yousseph, David Furlong, Michael Harrison, Nick Bucktin, Joe Agiss. Vincente Castro, Rhanna Fleming, Kevin Nassif Planning Panels Secretariat – Stuart Withington, Brianna Cheeseman

KEY ISSUES DISCUSSED

- Overview of application.
- Implications of the development on Council's strategic direction.
- Non compliances with the ADG, including:
 - Solar access
 - Building separation with adjoining properties
 - Conflict at ground level in terms of pedestrians and cars
 - Density
- Excessive carparking given the immediate proximity to the railway station.
- The provision of not only affordable housing but also more affordable housing by providing smaller units with no carparking is encouraged by the Panel.

- Council intends to submit the application to the Canada Bay Urban Design Panel for peer review and an interactive engagement with Council, it's external consultants and the applicant. The Panel should be consistent in its membership.
- The Panel request the applicant address outstanding issues relating to carparking arrangements, traffic impacts, public domain, communal open space, landscaping, pedestrian safety and a response to any outstanding council requests for information in time for the next briefing.

SUBMISSIONS

- 50 individual submissions and 3 petitions received; unique issues raised include:
 - o Traffic generation
 - o Public transport capacity
 - o Burwood Public School capacity
 - o Overshadowing
 - o Open Space
 - o Overcrowding
 - o Scale
 - o Privacy
 - o View loss
 - o Construction impacts
 - o Solar access to proposed development
 - o Communal open space
 - o Notification period

The Panel indicated it would like an onsite inspection, pending COVID -19 restrictions and further detailed briefing within a 4-6 week timeframe.

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: TBC