

RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	Thursday, 19 October 2017
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth and Sue Francis
APOLOGIES	George Mannah, John Faker and Bruce MacDonnell
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring St, Sydney on Thursday 19 October 2017, opened at 12:20 pm and closed at 2:00 pm.

MATTER DEFERRED

2016SYE097 – Burwood – DA103/2016 AT 180-186 Burwood Rd and 7-9 Burleigh St, Burwood - Demolish existing structures and construct 1 x 21 storey commercial tower and 1 x 26 storey mixed use tower (comprising commercial floor space, service apartments and residential apartments) over 5 levels of basement parking for 106 spaces

VERBAL SUBMISSIONS

- Object – Melissa Neighbour on behalf of owners corporation at 11-17 Burleigh St, Burwood and Simon Alam, managing agent of neighbouring site
- On behalf of the applicant – Benjamin Black, Tony Jreige and Mark Bowman



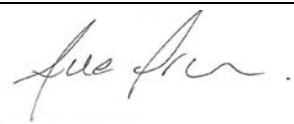
REASONS FOR DEFERRAL

The Panel resolved to defer consideration of the application, principally on the grounds of the adverse impact of this proposal on the development potential of neighbouring sites. The Panel is aware that the proposal is seeking an excess of 10% over an already high FSR of 6:1, while it is proposed to be built with a 3m set back from a neighbouring site. Further, it is evident that parts of the development have not been included as GFA when they should have and therefore the Panel requires a revised cl 4.6 variation or reduction in GFA; noting that there is already a significant breach of both height and FSR.

The Panel therefore requests the applicant to submit, on or before 16 November 2017, a plan showing the possible development of the subject site and south-adjointing sites in such a way that the available development potential is equitably distributed among them. The Panel further requests the council assessment officer to provide a supplementary report, before 30 November 2017, which assesses the fairness and practicality of the proposed development of the subject and south-adjointing sites.

Following receipt of the supplementary report, the Panel will consider the application at a further public meeting.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Maria Atkinson AM (Chair)	 John Roseth
 Sue Francis	