

15/11/2017

The General Manager
Burwood Council
Suite 1, Level 2,
1-17 Elsie Street,
Burwood NSW 2134

RE: 180-186 BURWOOD ROAD AND 7-9 BURLEIGH STREET, BURWOOD

Dear Sir / Madam,

The following 'reasons for deferral' were provided by the Sydney Eastern City Planning Panel on 19/10/17 for the development 180-186 Burwood Road and 7-9 Burleigh St, Burwood.

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.

Documentation has been amended for the above development to address these issues. The following key points are revised in the drawings

1. The residential tower component layout has been revised to be 6m from the southern boundary of 188-192 Burwood Road.
2. The revised residential layout has removed the 'breezeway' lobby and replaced it with a lobby between the lift/stairs and the units to provide an efficient access whilst still achieving natural light and ventilation. The typical level layout now incorporates 2 separate stairs in lieu of scissor stairs and swapped the 2bedroom and 1 bedroom unit facing Burleigh St to fit the new core layout.
3. Service Apartment, Penthouse and Basement levels have been updated to reflect the new core arrangement.
4. Gross floor areas have been revised to include waste areas on the ground floor, lobby spaces on all levels and recycling bin enclosure on all levels. The drawing DA-4000 has been updated to reflect this.
5. As a result of additional GFA being used for the above items, the residential tower has decreased in size by 1(one) level with the total units changing from 59 to 56. A revised Clause 4.6 variation is included in this submission.



Architecture
Interior design
Urban design

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Nominated Architects: Ziad Boumelhem Reg no 8008 | Youssef El Khawaja Reg no 8933 | Nicolas Toubia Reg no 9336

6. Drawings DA-9002 and 9003 demonstrate how 188-192 Burwood Road could achieve its available FSR without any adverse impacts caused by the proposed development at 180-186 Burwood Road and 7-9 Burleigh St.

We trust the above listed changes satisfies the reasons for deferral.

Yours Sincerely,

Tony Jreige

