

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 8 July 2021, 9am and 10.05am
LOCATION	videoconference

BRIEFING MATTER(S)

PPSSEC-137 – Burwood – DA 2021.44 ay 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 (Chair), Jan Murrell, Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Councillor George Mannah, Mayor John Faker both declared a conflict of interest as Council has entered into a voluntary planning agreement for the site. Accordingly, Councillor Mannah and Mayor Faker did not participate in the panel for this matter.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ethos Urban (external consultant) - Yvette Carr, Paul Altree-Williams Burwood Council – Brian Olsen
OTHER	Brianna Cheeseman – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Overview of application
- Architectural Design Excellence and the suggestion for Council to engage a peer review process later in the process, considering architectural expression
- The need for a social infrastructure analysis to address issues including open space requirements, and an independent social impact assessment.
- Economic analysis lacks detail on commercial demand
- Non-compliances with the ADG relating to
 - Quantum of solar access to surrounding properties
 - Building separation with adjoining properties
 - Deep soil zones
 - Communal open space
- Insufficient information to verify compliance with building height and FSR controls
- Traffic generation impacts
- Carparking arrangements
- Pedestrian safety
- Lack of assessment regarding capacity of public transport network to accommodate additional demand

Planning Panels Secretariat

- Public domain
- Part of the land identified for public acquisition
- The need for a detailed Site Investigation
- LEP height and floor space ratio compliance
- RFI letter sent to applicant

The panel indicated it would like an on-site inspection and further detailed briefing within a 4-6 week timeframe.

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

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: before the end of 2021

Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.