

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday 15 September, commencing at 11.30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC-137 – DA 2021.44 – 42-60 Railway Parade, Burwood

Demolition of existing structures and 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.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Councillor George Mannah and Mayor John Faker both declared a conflict of interest as Council entered into a voluntary planning agreement for the site. Accordingly, Councillor Mannah and Mayor Faker did not participate in the Panel for this matter. Chris Wilson withdrew from the Panel following the meeting as he has made representations to the Department of Planning and Environment on behalf of a third party several years ago.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brian Olsen, Dylan Porter Paul Aلتree-Williams and Yvette Carr, Consultant Planners, Ethos Urban
APPLICANT	David Furlong, Paul Yousseph, Fred Samaha, Joe Agius, Vicente Castro, Mark Davey, Mike Horne, Anthony Kazacos

KEY ISSUES DISCUSSED

- Design Excellence Process resulted in substantial amendments. Revised DA submitted on 24 June 2022 has the support of Council's Design Review Panel.
- Eastern and western elevations of Railway Parade interface was subject of DRP assessment resulting in strongly articulated porticos, defining entries to towers. Materiality developed with realignment of interface of towers and podium, to recess towers and mitigate impact to public domain. Rework of Clarendon and Unity Place and Hornsey Lane to allow better interface with adjoining developments. Further amendments to Wynne Avenue. Improvement of visual privacy between Tower C and E.

Planning Panels Secretariat

- Pavement treatments have been further developed keeping it at-grade with soft landscaping to improve pedestrian safety.
- Reduction in overall residential parking spaces to meet RMS guidelines however 455 spaces less than DCP. Six level basement carpark maintained with Water Treatment Plan introduced on Basement Level Six.
- Commits to 5% of the 1041 residential apartments for the purpose of affordable housing to be retained for a ten-year tenure. Applicant to further examine ten-year period for opportunity to increase.
- Assessment underway.
- Solar access for residential component.
- Submissions to be fully addressed in assessment report.

TENTATIVE DETERMINATION MEETING DATE OF 10 NOVEMBER 2022