

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 3 March 2022, 3.40pm to 4.00pm
<b>LOCATION</b>	Videoconference

**BRIEFING MATTER(S)**

PPSSEC-145 – Burwood DA.2021.79 at 3-7 Lyons Street and 18 Parnell Street Strathfield

Residential Flat Building

Council has received a development application for the demolition of all structures and the erection of a Part 3, Part 11 storey residential flat building containing 79 apartments, with 3 levels of basement parking for 91 vehicles, at abovementioned property. The DA also proposes to enter into a Voluntary Planning Agreement with Council for bonus floor space in exchange for a public benefit.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Jan Murrell
<b>APOLOGIES</b>	John Faker and George Mannah
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Brian Olsen, Emma Buttress-Grove, Julia Warren, Stuart Gordon, Karina
<b>OTHER</b>	Stuart Withington, Cameron Brooks - DPE

**KEY ISSUES DISCUSSED**

- Council noted the CIV was over \$30m at lodgement but it is now \$27m. DPE confirmed the CIV is taken from lodgement to provide certainty throughout the application process.
- Council has concerns regarding the proposals and the existing character of the area given the breaches of height and FSR. It was noted that the height limit is 30m and proposed height is 35m. The applicant has advised they are putting together amended plans with complying height and FSR but Council has yet to receive this.
- Council has concerns regarding the unit mix and has asked for a justification but have yet to hear back.
- Council has sent a RFI regarding the building separation and deep soil non-compliance.
- Council has noted that the loading zone and landscaping will need to be addressed, however issue these issues are considered manageable.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR 5 May 2022**