

Record of Preliminary Briefing Sydney Eastern City Planning Panel

| | |
|---|---|
| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSEC-295 – Burwood – DA2023.79 – 5 Belmore Street, Burwood |
| APPLICANT OWNER | Daniel Barber Australia International Properties Holdings Pty Ltd |
| APPLICATION TYPE | Development application |
| REGIONALLY SIGNIFICANT CRITERIA | Capital Investment Value > \$30M |
| KEY SEPP/LEP | State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development Burwood Local Environmental Plan 2012 |
| CIV | \$41,017,160.00 (excluding GST) |
| BRIEFING DATE | 16 November 2023 |

ATTENDEES

| | |
|-------------------------|---|
| APPLICANT | Daniel Barber, Karla Castellanos, Siobhan McInerney, Josh Milston, David Johnson and Basil Lim, Eric Yang |
| PANEL CHAIR | Carl Scully |
| COUNCIL OFFICER | Robert Toohey |
| CASE MANAGER | Carolyn Hunt |
| DEPARTMENT STAFF | Louisa Agyare and Lisa Ellis |

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

- The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
 - Site context and location plan
 - Proposal noted demolition and construction of mixed use development (49 residential units, 9 serviced apartments, 7 commercial tenancies and 3 retail tenancies above basement parking, landscaping and site works)
 - Planning constraints outlined, noting minor non-compliances - CI4.6 submitted
 - Site is in periphery zone of town centre
 - Public domain features identified on both street frontages
 - Setback of building to create consistent streetscape and match approved towers, creating ability for street trees and better public domain
 - Visual link provided in design with existing important heritage item
 - Publicly accessible space at ground level
 - All accessible roof areas are landscaped
 - VPA offered to enable bonus FSR of 4.95:1, including 2 public benefit options for Council consideration (dedication of community floor space on Level 1 or monetary contribution)
- Council summary
 - Pre-DA supported by design panel
 - Additional floor space requested – Council engaged independent planning assessment as per Council policy
 - Draft Voluntary Planning Agreement to be supported by Council prior to Panel determination
 - Presentation to the Design Panel on 30/11/2023

KEY ISSUES FOR CONSIDERATION

- Voluntary Planning Agreement

REFERRAL REQUIRED

- Council internal referrals noted as:
 - Tree management
 - Heritage
 - Engineering
 - Traffic – issues to be addressed
 - Waste management – issues to be addressed

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 5/10/23-26/10/23 – 28 submissions – majority objections

DA LODGED: 20/09/2023

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – Early 2024

TENTATIVE PANEL DETERMINATION DATE – TBC with Council