

RECORD OF BRIEFING

SYDNEY EASTERN CITY PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 30 January 2025, 1.33pm and 2.35pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

 $PPSSEC-344-BURWOOD-10.2021.44.5-42-60\ Railway\ Parade,\ Burwood-Modification\ of\ a\ Mixed\ Use$ $Development,\ containing\ five\ towers\ above\ a\ three\ storey\ podium\ with\ 1,041\ residential\ units,\ to\ now$ allow for reconfiguration of residential\ and\ retail\ components,\ changes\ to\ landscaping,\ childcare\ centre\ use and public domain\ facilities

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo and Susan Budd
APOLOGIES	Kevin Hoffman
DECLARATIONS OF INTEREST	George Mannah, John Faker, Paul Walter

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Julian Sciarrone, Jai Reed, Robert Toohey and Erica Lacuna
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site overview and location context provided
- Proposal identified as modification to reconfigure the residential and retail components, including the introduction of a hawker market, changes to landscaping, childcare centre and public domain facilities, extended operating hours (24/7)
 - Fit out of childcare centre subject to separate application
- Development history outlined, noting original approval in 2022 and a number of modifications
- Key changes noted as:
 - o Gross Floor Area recalculated
 - Unit mix updated (over 50 extra 3 bedroom apartments)
 - Added basement level 8
 - Landscaping and public domain changes
 - Express escalator to new basement hawker market
 - Slip land removed from exit driveway on Railway Parade
 - o Added level to Tower D
 - Additional childcare to podium

Planning Panels Secretariat

- Design Review Panel noted the following concerns where the quality has appeared to have diminished:
 - Public domain offering of the proposal street trees, public domain features, character, lighting
 - Level of amenity within the above residential levels subterranean retail spaces, street connectivity, natural ventilation, space configurations
 - o Impact of changes upon the tower forms and the facades generally
- Council meeting with Applicant/Project team outlining key issues and concerns with application
- Further information requested with response yet to be received, noting:
 - o Public domain interface and design
 - Wynne Avenue traffic/road changes
 - o ADG Compliance
 - o Urban Design Review
 - Loss of landscaping
 - Loss of splash play/water feature
 - Traffic arrangements
- 3 submissions operational noise, construction noise and potential traffic increases

Referrals:

- External
 - o TfNSW, Sydney Trains resolved
 - Water NSW outstanding
- Internal
 - o Engineering, Traffic, Building, Health, Landscaping and Urban Design resolved
 - Waste and Assets response outstanding
- Application to be referred back to the Design Review Panel, post submission of RFI response

Panel comments:

- Hawker market mechanical ventilation for cooking and food safety to be confirmed
- Child safety in parking areas to be assessed
- Screening treatment of fire hydrants to be considered
- Council/Applicant briefing to be scheduled prior to determination

TENTATIVE DETERMINATION DATE SCHEDULED FOR: May 2025 – to be confirmed with Council