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BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at the CONFERENCE ROOM, 2 CONDER STREET, BURWOOD on Tuesday 20 January 2026 commencing at 6:01 PM.

Attendance

Donna Rygate, Chair
Awais Piracha
Annette Ruhotas
Brian James

Jai Reid, Manager City Development
Alastair Sim, Senior Assessment Planner
Julian Sciarrone, Executive Assessment Planner
Catherine Hanna, Cadet Planner
Erica Lacuna, Strategic Planner

Opening of meeting

The meeting opened at 6:01 pm

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There were no interests declared by Panel Members.

Address by the public on agenda items

Name	Item
Pierre Sleiman	DA.2025.66 28-34 Victoria Street, 17 George Street and 21 George Street, Burwood.

Development Applications

(Item DA1/26) Development Application No. DA.2025.66 at 28-34 Victoria Street, 17 George Street and 21 George Street, Burwood.

File No: 25/71788

Owner: Pierre Sleiman
Applicant: Georges Jreije c/o Urban Link Architects
Location: 28-34 Victoria Street, 17 George Street, and 21 George Street, Burwood
Zoning: **MU1 Mixed Use**

Proposal

Alterations and additions to add additional storeys and residential apartments to three multi-storey buildings within an approved mixed-use development, known as Building A, Building B, and Building C, located at 28-34 Victoria Street, 21 George Street and 17 George Street, Burwood, respectively.

The application proposes an additional 4 storeys to a lower component of Building A (without increasing the overall height of the approved 40 storey building), an additional 4 storeys to Building B (increasing from 33 to 37 storeys, and an additional 4 storeys to Building C (increasing from 26 to 30 storeys). Amendments to communal open space, adaptable/liveable units, waste bins, basement storage and parking arrangements are also proposed to facilitate the additional apartments.

The application proposes an additional 29 residential apartments across the site, 5 of which are affordable housing units. The proposal will result in the overall number of residential apartments on the site increasing from 380 to 409, including an increase of affordable housing units from 75 to 80.

Recommendation(s)

That development application no. DA.2025.66, which proposes alterations and additions to add additional storeys and residential apartments to three multi-storey buildings within an approved mixed-use development, at 28-34 Victoria Street, 21 George Street and 17 George Street, Burwood, be approved subject to the conditions of approval contained in Council's Assessment Report.

Panel Determination:

The Panel considered the 4.6 variation requests in relation to Floor Space Ratio and Minimum Affordable Housing Requirement. The Panel formed the view that the variation requests have adequately demonstrated why compliance with the development standards is both unreasonable and unnecessary and that there are sufficient environmental planning grounds to justify the variations proposed.

The Panel approved development application no. DA.2025.66 at 28-34 Victoria Street, 21 George Street and 17 George Street, Burwood, subject to the conditions of approval contained in Council's Assessment Report, amended as follows:

- Amendment of the plan set to address typographical errors (dates and plan numbers) as identified in a letter to Council from the applicant's planner, Principle Planning dated 16 January 2026.
- Amendment of the plan set and Condition 1 to update the parking allocation as detailed in Memorandum Parking Clarification by Road Delay Solutions Pty Ltd, January 2026.

The Panel's decision was unanimous.

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and read the objections. The proposed development satisfies the matters for consideration under clause 4.15 of the Environmental Planning and Assessment Act 1979, as detailed in Council's Assessment Report. The proposal is consistent with the objectives of the zone, and will provide additional housing including new affordable housing.