

BRIEFING DETAILS

BRIEFING DATE / TIME	2 April 2020, 10.20am and 11.25am
LOCATION	Teleconference due to Coronavirus precautions

BRIEFING MATTER(S)

2018SCL044 – Inner West – D/2018/219 - 138-152, 154-156 Victoria Road, 697 Darling Street, 1 Waterloo Street, Vacant lots 3, 5 & 7 Waterloo Street, ROZELLE NSW 2039

Mixed use development on the properties known as the "Balmain Tigers Leagues Club" site.

Following the DCP amendment and responses from TfNSW and NSW RMS; the proponent has amended the Development Application.

Development now comprises:

- demolition, excavation and remediation of the site;
- construction of 2 basement levels for residential and commercial parking;
- 3 laneways (Heritage Lane, Little Darling Lane and Tigers Lane) and a public town square ("plaza");
- 3 buildings that are between 11 to 12 storeys in height providing for 164 residential apartments; and
- retail space (including a supermarket), commercial and registered club on lower levels

Development fronting Waterloo Street will comprise 2 to 3 storey buildings for 4 live/work units. Rooftop landscaping, green walls and communal open space is proposed.

Development fronting Darling Street will comprise the creation of one of the 3 proposed laneways (Heritage Lane) and the reinstatement of the façade of No. 697 Darling Street to provide specialty retail premises.

In total there will be 168 new residential units.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully, Jan Murrell, Roberta Ryan, Brian McDonald
APOLOGIES	Deborah Laidlaw
DECLARATIONS OF INTEREST	Sam Iskandar, Rosana Tyler and Victor Macri declared a conflict and did not participate. All declared they have previously considered this matter in their roles as Councillor at Inner West Council

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Luke Murtas, Chirag Bhavan
OTHER	Keeley Samways – Inner West Council

KEY ISSUES DISCUSSED

- Matters requiring clarification/resolution in response responses from external authorities and Council experts, particularly Traffic issues.
- The need for a comprehensive Traffic Assessment Report.

- A site inspection required prior to determination, or assessing staff to provide an alternative with technology if social distancing rules are still in place.
- Matters raised in public submissions, including but not limited to Height, Bulk and Scale, Heritage / Urban Design and impact on the local neighbourhood character, Traffic Congestion, Parking impacts, Privacy, Overshadowing and impact of proposed supermarket on existing shops.
- Further design modifications may be necessary to address height and heritage issues.
- The need for advice from the Department regarding whether or not Transport for NSW requires the site for motorway development.
- Details in respect of the Applicant's VPA offer.

TENTATIVE PANEL MEETING DATE: TBC. The Panel have identified the need for a further briefing, specifically covering traffic issues, before a determination date is set.