



BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 13 April 2023 – 9am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSEC-266 - MOD/2022/0447 – Inner West - 138-152 VICTORIA ROAD ROZELLE, 154-156 VICTORIA ROAD ROZELLE, 697 DARLING STREET ROZELLE, 699 1 WATERLOO STREET ROZELLE, 7 WATERLOO STREET ROZELLE, 3 WATERLOO STREET ROZELLE, 5 WATERLOO STREET ROZELLE, Modification application - Former Balmain Leagues Club Precinct Rozelle

PANEL MEMBERS

IN ATTENDANCE	Carl Scully - Chair Amelia Thorpe Alice Spizzo Phillipa Scott Brian McDonald
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Darcy Byrne

COUNCIL STAFF	Eric Wong – Senior Planner (main contact) Sammy Hamilton – Assessment Planner Iain Betts – Development Assessment Team Leader Martin Amy – Development Assessment Manager
APPLICANT	Kate Bartlett
DPE PANEL SECRETARIAT	Lillian Charlesworth and Suzie Jattan

KEY ISSUES DISCUSSED

- Proposed Rozelle Village comprising retail, supermarket, Balmain Leagues Club, commercial, live work and residential and community premises rented to council under VPA
- Section 4.55 modification. Change to approved apartment mix (e.g. previously 1brm x 55 units, now 11 (44% to 8.8%), previously 2brm x 53 units, now 87 units (32.3% to 59%) therefore reduces affordable housing as per LEP requirement.
- Applicant to provide legal advice to explain why change in apartment mix doesn't mean DA is now substantially different (despite many other aspects of the DA remaining similar).
- Reduced overall dwelling no's from 164 to 147. Landscaped area increased from 20.4% to 38.9%.

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- Wall of buildings (not 3 towers) with reduced recesses which provides less articulation. The Design Review Panel (DRP) has requested some changes.
- Awaiting information on commercial waste, updated acoustic report, design changes recommended by DRP and justification for changes to diverse housing development standard
- Council to advise the Panel why there was no diverse housing requirement for the site as reduction in affordable housing seen by some Panel members as an issue (not in public interest). The VPA includes a \$1m affordable housing contribution. Applicant to provide information on how relates to population figures and existing provision of 1brm units in locality.
- Propose a façade access strategy to ensure planter boxes and balconies can be accessed externally (located outside of winter gardens) for maintenance purposes by strata body.
- RFI expected to be issued by end of April and may require renotification depending on extent of changes although unlikely
- Proposed 3 August determination meeting (no further panel briefings required)

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