

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 28 September 2023, 1.30pm and 2.52pm
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTER(S)

PPSSEC-282 – Inner West – DA/2023/0467– 469-483 Balmain Road, Lilyfield – Concept and detailed (Stage 1) development application for a mixed-use development comprising of residential flat building and light industry uses

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo, Brian McDonald, and Philippa Scott
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Darcy Byrne

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Annalise Ifield and Ruba Osman
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>OTHER COUNCIL STAFF (OBSERVING)</b>	Martin Amy, Andrew Newman, Eamon Egan, Katerina Lianos, Ferdinand Dickel, Sean Wilson, Angela Berryman
<b>APPLICANT</b>	Tai Ropiha, Matthew Di Maggio, Clare Swan, Wes van der Gardner

#### KEY ISSUES DISCUSSED

Council briefing – 1.30-2.15pm

- Rezoning background outlined
- Concept approval sort in lieu of DCP as required by rezoning
  - Building envelope plans – 6 and 3 storey buildings
  - Mixed of residential apartment mix
  - Public domain spaces and through site links on ground floor
  - 2 basement levels with loading in the basement
- 62 submissions, with 20 in objection
- Preliminary Request for Information to be sent
- Architect Excellence Design and Review Panel held
- Key Issues

#### Planning Panels Secretariat

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- Concept proposal and detailed stage 1 – clarification of development threshold test required where no DCP has been prepared, noting fit out and use of non-residential components
- S.6.25 of IWLEP 2022 – document required to address clause requirements as no DCP
- S4.3 Height of Building – plant material located on roof not shown on plans – Cl.4.6 not submitted
- S.6.9 Design excellence of the IWLEP
  - Building separation and visual privacy – variation between building separation over multiple levels
  - Communal Open Space – shortfall
  - Deep Soil Zones – variation of 477.7m<sup>2</sup>
  - Pedestrian access and entries
  - Bicycle parking – located in lower level of the basement
  - Solar access and natural ventilation
  - Apartment size and layout
  - Acoustic privacy
  - Ground floor apartments – sliding door access
  - Façade expression – prominent element
- Equity of access and mobility
- Public domain – footpath width, plantings on public domain, setbacks, pavement materials

#### Applicant briefing – 2.15-3.00pm

- Background and site location and context
- Overview of proposal provided
- Staging of development
- Response being prepared for Council’s preliminary request for information, including objections
- Design – maximise employment viability, create high amenity residences, improve neighbourhood integration, architecture and precinct placemaking
- Location of uses/public domain interfaces
- Legal advice requested

#### Panel Comments

- EV charging capacity - required for each space
- Multiple design issues to be addressed
- Council and applicant to meet to discuss the key issues raised by Council
- Further briefing requested

**TENTATIVE BRIEFING DATE SCHEDULED FOR: 22 February 2024**

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