

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Thursday, 29 February 2024, 9.06am and 10.32am
<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, Brian McDonald and Philippa Scott
<b>APOLOGIES</b>	Alice Spizzo
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Annalise Field, Ruba Osman, Joe Bertacco and Tom Irons
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Ellis
<b>APPLICANT REPRESENTATIVES</b>	Matthew Di Maggio, Wes van der Gardner, Michael Oliver, Reuben Jacobson, Tai Ropiha and Tobias Grund

**KEY ISSUES DISCUSSED****Council briefing – 9.06am-9.43am**

- Site location and surrounding context
- Outline of proposed development and progress to date
- Amended plans received noting removal of building separation, demolition of single storey portion of character building and moving of communal open space to roof top
- Key issues outstanding
  - Staging of Concept development, in particular, the legal mechanism for progression of Stage 2 of proposal, noting relationship to site specific LEP clauses for adaptive reuse, employment uses and affordable housing
  - Design Excellence matters – safety (night-time safety, activation and lighting strategy) and aesthetics (further details required to provide a clear expression of proposed architectural design intent)
  - Deep soil – requesting additional areas, noting proposed areas of pathways
  - Traffic – imminent future works Alberto and Balmain Road upgrade – remodelling of traffic impact to be undertaken noting impact on vehicle access for larger vehicles

- Alberto Lane – low performing space with amenity worsened with AC units relocated at the ground level
- Existing easement within the site – substantial interference requires principle agreement with owner of easement
- Significance of Character buildings
- Other key issues
  - Height of building – 11% variation
  - Communal open space (COS) – 35 % variation, noting improved quality of COS
  - Building separation and visual privacy
  - Solar access and natural ventilation – light wells remain the primary air and light sources

#### **Applicant Briefing – 9.44am – 10.32am**

- Overview of proposal to date
- Key amendments noted –
  - Redevelopment of proposed employment use “link building” between the character buildings under future Stage 3
  - Future bridge link
  - Increased deep soil
  - Pocket park
  - Public open space refinements
  - Relocation of communal open space
  - General design improvements
- Consolidation of all employment uses into 2 storey building
- Photomontages of building presentation to the street
- Additional amendments to be submitted to Council by mid-March to address link building, GFA compliance, Design Excellence matters, deep soil design, street network upgrades, embellishment of Alberto Lane

#### **Panel Questions**

- EV charging infrastructure to be provided for residential parking areas
- Location and treatment of fire fighting hydrants
- Indicated photomontage of future stage building
- Clarification of heritage and LEP clauses to require adaptability of buildings

**TENTATIVE DETERMINATION DATE SCHEDULED FOR: 16 May 2024**

#### **Planning Panels Secretariat**

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