



BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 26 September 2023, 2.00pm and 2.30pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-285 – INNER WEST – MOD/2023/0211 – 43 Roberts Street, 50, 52 & 5E Edith Street and 67 & 73 Mary Street, St Peters – Section 4.56 application to modify Land and Environment Court Determination DA/2021/0800 to modify the proposed public domain areas and public domain works on Edith Street, minor changes in floor level to the ground floor of the building fronting The Mews on Site A and internal layout changes and minor external modifications to the buildings on Site B including changes to the basement

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Andrew Newman, Ruba Osman, Ferdinand Dickel
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil
APPLICANT	Lukas Madar, Andrew Duggan, Jacob Dwyer, Felipe Miranda

KEY ISSUES DISCUSSED

- Locality plan and surrounding site development outlined
- Site specific planning proposal to rezone to mixed use (residential and employment uses)
- Original development approved by LEC in March 2023
- Delivery of 2 sites separately
- Modifications outlined, including
 - Minor amendments to Site B – façade, shading structure, roof, core and aisle, basement, ground plane
 - Amendments to landscaping and public domain levels, including tree removal, fenced dog park, board walk, increased fence height
 - Site A remains largely unchanged
- Increased GFA (150m²)

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- Increased FSR to 2.06:1 (within allowable FSR of 2.2:1)
- Additional non-residential parking and reduction in bicycle parking
- Improved deep soil area

Council

- Pre-DA meeting held
- Council assessment to be undertaken to confirm compliance
- Some initial key issues include:
 - Additional tree removal on Edith and Mary Street, noting trees are healthy with high retention value
 - Additional excavation works for the basement
 - Basement works to consider heavily contaminated site and Remediation Action Plan

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Early April 2024

Planning Panels Secretariat

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