

## BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 25 January 2024, 2.33pm and 3.32pm
LOCATION	MS Teams Videoconference

## BRIEFING MATTER(S)

PPSSEC-299 – Inner West – MOD/2023/0326 – 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 delete the tanking of the basement and amend the design to enable a drained basement

## PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe, Alice Spizzo and Philippa Scott
APOLOGIES	Darcy Byrne
DECLARATIONS OF INTEREST	Nil

## OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ferdinand Dickel, Ruba Osman and Andrew Newman
APPLICANT REPRESENTATIVES	Lukas Madar, Peter Pereira and Aras Labutis
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

## KEY ISSUES DISCUSSED

## Council briefing – 2.33pm-2.48pm

- Background to proposed development, noting original development approved by the Land and Environment Court
- Proposal outlined as:
  - a changed basement design from a tanked basement to a drained basement
  - removal of an electrical room and its replacement with a water filtration plant
  - relocation of 3 over-bonnet cages within the basement
- Clarification of other modifications currently under assessment on the site
- Key issues identified as:
  - Contamination:
    - Proposed modifications technically feasible
    - Current Condition No.50 of Main Works DA suitable to ensure appropriate assessment of human health risk regardless of the type of basement design
    - Revision to approved “Human Health and Environmental Risk Assessment” required

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- Clarification of groundwater capture, storage, management, treatment and discharge required with point of discharge and treatment being critical elements and noting requirement for an amended stormwater drainage plan
  - Architectural Plans
    - Additional plans requested to illustrate proposed changes on the plans
- Referrals
  - Internal Referrals – Development Engineer – outstanding
  - Water NSW – GTAs provided
- Submissions – 4 objections received, with 3 being unique –

**Applicant Briefing – 3.15-3.32pm**

- Proposal and site detail outlined, noting proposed development, list of changes and illustrations
- Specialist reports and investigations
- Request for information outlined
  - Contamination
    - Advice from Consara considered the drained basement to be feasible and practical
    - Response regarding capture, storage, management, treatment and discharged to be provided
  - Noted feedback from Water NSW and Sydney Water
- Cost implications for water tight basements requirement, unless otherwise justified

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** tbc with Council (April/May 2024)

**Planning Panels Secretariat**

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