



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	314-322 Darling Street Balmain
Proposal:	Demolition of existing structures, construction of a three (3) storey shop top housing development. Ground comprises of six (6) retail tenancies, the first floor comprises of a commercial space, and the second floor comprises of four (4) residential apartments. Basement carparking, ancillary landscaping, drainage and associated site works are also proposed.
Application No.:	DA/2024/0062
Meeting Date:	12 March 2024
Previous Meeting Date:	13 June 2023 – Pre Development Application stage
Panel Members:	Tony Caro (Chair) Jocelyn Jackson Peter Ireland
Apologies:	-
Council staff:	Vishal Lakhia Niall Macken Angela Berryman
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Glenn McCormack and Simon Jabbour (Benson McCormack Architects) – Architects for the project

Discussion & Recommendations:

1. The Architectural Excellence & Design Review Panel reviewed the DA drawings and 3D views, and discussed the proposal with the applicant through an online conference.
2. The Panel thanks the applicant for considering and responding thoughtfully to the recommendations made at the previous AEDRP meeting and generally supports the design amendments provided in the re-submission, including:
 - a. Improvement in overall architectural expression, with a more appropriate streetscape character response
 - b. Increased building separation distances (for both commercial and residential components) from 1 Llewellyn Street
 - c. Amended built form alignment for the single storey rear building wing to match with the current alignment of existing dwellings at 1 and 3 Llewellyn Street
 - d. Further design development with a landscape architect to ensure consistency with the NSW Apartment Design Guide (ADG)

INNER WEST

- e. Retention of the three existing Paperbark trees within the side setback of the site.
 - f. Inclusion of a pedestrian walkway along the side boundary linking the rear Council carpark to Darling Street
 - g. Incorporation of sustainability measures such as ceiling fans to habitable areas, photovoltaic cells, and a rainwater tank.
3. The Panel supports the proposal on the basis that the following recommendations are appropriately integrated as part of the development application:
- a. The bedrooms addressing Darling Street currently rely on the balcony doors for natural ventilation. The Panel recommends addition of windows, addition of high level operable windows/louvres over these door frames or an operable window in the door leaf to allow for natural ventilation.
 - b. The Panel supports the use of high quality dry-pressed brickwork and the detailing thereof proposed in the submission, in preference to painted brickwork. This is for ease of maintenance and to provide a richer materiality. The refined form of the building and its detail/finishes is considered to offer an improved urban outcome that is consistent with and sympathetic to its heritage context without resorting to overt replication of heritage architectural detail and materiality.
 - c. Developed architectural drawings should fully describe the proposed design intent and include details of each primary façade type in form of 1:20 sections and elevations (or using appropriately detailed 3D design material) indicating materials, construction systems, balustrade types and fixings, balcony edges, window operation, integrated landscape planter beds, junctions, rainwater drainage, including any downpipes and similar details, within the proposal.