



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	314-322 Darling Street BALMAIN
Proposal:	Section 4.55(2) Modification to DA/2024/0062 dated 11/09/2024, modification includes internal reconfiguration, external reconfiguration of building envelope, changes to landscaping and stormwater design, and amendment of condition 22
Application No.:	MOD/2025/0341
Meeting Date:	7 November 2025
Previous Meeting Date:	25 March 2024 (DA/2024/0062)
Panel Members:	Matthew Pullinger (Chair) Jocelyn Jackson Peter McGregor
Apologies:	-
Council staff:	Eric Wong Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Glenn McCormack, Architect, Benson McCormack Architecture



Background:

1. The Architectural Excellence & Design Review Panel reviewed and discussed the proposal with the applicant through an online conference.
2. The Panel reviewed the proposal in terms of design excellence as required by the Inner West Local Environmental Plan 2022 – Clause 6.9.

Discussion & Recommendations:

1. Site Planning and Urban Design:

- a. The Panel acknowledges the Modification Application (MA) involves relatively minor refinements that result in little change to the architectural form and expression of the approved design. Changes proposed include to stormwater drainage, the capping of the lift overrun, refinement of the internal layout, with window locations repositioned at upper levels, and repositioning portions of the building slightly further to the south.

2. Architectural Resolution:

- a. The Panel recommends the Applicant provide detailed design intent drawings, showing a closer correlation between the building elevations and the proposed material palette (including confirmation of brick and profiled metal panels) on a single page. Drawings may be referenced from existing Construction Certificate documentation and be at a more detailed scale to fully describe the current design intent. Clarification regarding the preference of materials is to be confirmed, for example, which of the Krause bricks is preferred; 50 x 236mm or 50 x 300mm.
- b. Additionally, the Panel understands the MA seeks to amend Condition 22 of the consent, which refers to a 'cantilevered' awning, to allow construction of the approved awning supported with tie rods, which is a well-resolved part of the building composition. The Panel notes this will be in the spirit of the condition, as the awning will continue to be removable and does not rely on columns or posts within the public domain; 'The proposed awning must be designed to be easily removed if required in future.'

Conclusion:

1. Recognising its independent, expert and advisory role, the Panel supports the MA. In order to obtain the Panel's full endorsement, the matters outlined in this report should be positively addressed by the Applicant.
2. Panel request that further developed design material be submitted for review by Council as part of the formal MA assessment.