

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT MARRICKVILLE TOWN HALL ON THURSDAY 12 AUGUST 2010 AT 5.30 PM

PRESENT:

John Roseth	Chair
David Furlong	Member
Mary-Lynne Taylor	Member
Victor Macri	Member
Ken Hawke	Member

IN ATTENDANCE

Judy Clark	Marrickville Council
Peter Wotton	Marrickville Council
Jamie Erken	Marrickville Council
Harjeet Atwal	Marrickville Council

APOLOGY: NIL

The meeting commenced at 5.30 pm.

- 1. Declarations of Interest -Nil**
- 2. Business Item**

ITEM 1 - 2010SYE001 Marrickville DA No. 200900562 – To erect a residential aged care facility containing 120 beds within a four storey building over basement car park and a child care centre within a two storey building with off street car parking for 86 vehicles at 525 Illawarra Road, Marrickville

- 3. Public Submission -**

Christine Allen Was present to respond to any questions of the Panel

- 4. Business Item Recommendation**

2010SYE001 Marrickville DA No. 200900562 – To erect a residential aged care facility containing 120 beds within a four storey building over basement car park and a child care centre within a two storey building with off street car parking for 86 vehicles at 525 Illawarra Road, Marrickville

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, subject to the conditions recommended in the report and for the reasons listed in the report.

5. Business Item

2010SYE019 Marrickville DA No. 2010/000115 – To demolish the existing improvements (formerly known as Marrickville RSL) and erect a mixed use development containing approximately 663sqm of retail floor space along the Illawarra Road frontage, 17 studio units, 73 one bedroom dwellings and 90 two bedroom dwellings and two basement levels accommodating 171 vehicles, 39 bicycle spaces, ancillary storage and garbage storage rooms at 359 Illawarra Road, Marrickville

6. Public Submissions -

Tracey Shepherd	addressed the Panel against the item
Karen Soo	addressed the Panel against the item
Laura Eden	addressed the Panel against the item
Heather Davie	addressed the Panel against the item
Sue O'Brien	addressed the Panel against the item
Nickitas Chorafios	addressed the Panel against the item
Ray Brien	addressed the Panel against the item
Jacqueline Yetzotis	addressed the Panel against the item
Jeanette Trotter	addressed the Panel against the item
Katherine Boyle	addressed the Panel against the item
Clr Marika Kontellis	addressed the Panel against the item
Clr Mary O'Sullivan	addressed the Panel against the item
Alison McCabe	addressed the Panel in favour of the item
Angelo Candalepas	addressed the Panel in favour of the item

7. Business Item Recommendation

ITEM 2 - 2010SYE019 Marrickville DA No. 2010/000115 – To demolish the existing improvements (formerly known as Marrickville RSL) and erect a mixed use development containing approximately 663sqm of retail floor space along the Illawarra Road frontage, 17 studio units, 73 one bedroom dwellings and 90 two bedroom dwellings and two basement levels accommodating 171 vehicles, 39 bicycle spaces, ancillary storage and garbage storage rooms at 359 Illawarra Road, Marrickville

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application subject to the conditions recommended in the report and the inclusion of three additional conditions reading as follows:
 - (i) The waste storage room(s) being designed in such a way that waste removalist trucks can enter the site, remove waste and replace empty bins/dumpsters, in accordance with details being submitted to Council's satisfaction before the issue of a Construction Certificate.
Reason: To ensure that the waste storage rooms are designed in such a manner to enable for future waste collection methods.
 - (ii) The existing overhead power cables adjacent to the site being relocated underground and appropriate street lighting being installed adjacent to the site at no cost to Council. The street lighting being designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Energy Australia.

Full detailed construction plans and specifications for the above works being submitted to Council's satisfaction before the issue of a Construction Certificate.

Reason: To ensure that the amenity of the area is in keeping with the standard of the development.

- (iii) The person acting on this consent shall be responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before work commences, on the buildings located on the properties at 1-15 Byrnes Street, Marrickville respectively if the consent of the owners of 1-15 Byrnes Street, can be obtained. In the event that the consent of the owners of 1-15 Byrnes Street cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received shall be forwarded to the PCA before work commences.

Reason: To catalogue the condition of the adjoining property for future reference in the event that any damage is caused during work on site.

2. The Panel has considered the submissions of objectors and that of the elected Council. The main points at issue were the height, the FSR, traffic and the impact on views.
3. In relation to height, the Panel notes that there is no height limit applying to the proposal, other than to fit into its context. While the building may appear high from the railway line, from the street its height is not unreasonably out of context with other Council approvals.
4. In relation to FSR, the Panel is aware that the current FSR that applies to the development is 2:1 and the proposal's FSR is 2.29:1. However, the Panel notes that the Council has allowed other developments at a FSR up to 2.5:1. Moreover the Council has resolved to seek a Section 65 Certificate for a draft LEP that contains a FSR of 2.6:1 and a height of 26 metres for this site.
5. In relation to traffic, the expert advice before the Panel suggests that the traffic impact of the proposed development is acceptable.
6. In relation to view loss, the Panel is aware that for some dwellings there will be some affect on views. However, the Panel shares the planning assessment officer's opinion that, on balance, the proposal achieves reasonable view sharing.
7. The Panel notes the objectors' concern about the applicant's advertising. The Panel thinks it unfortunate that the applicant is publicising a project that has not yet been approved. However, this has not influenced the Panel's decision.
8. While the Panel accepts that the architectural quality is a matter of subjective taste, it believes that the proposal has high architectural quality.

MOTION CARRIED

The meeting concluded at 7.58 pm.

Endorsed by



John Roseth
Chair, Sydney East Region Planning Panel
18 August 2010

