

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON WEDNESDAY 21 NOVEMBER 2012 AT 10.30AM

## PRESENT:

John Roseth	Chair
Tim Moore	Panel Member
Sue Francis	Panel Member
Victor Macri	Panel Member
Sam Iskandar	Panel Member

## IN ATTENDANCE

Harjeet Atwal	Marrickville Council
Peter Wooton	Marrickville Council

## APOLOGY: NIL

1. The meeting commenced at 10.35am.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2012SYE060 – Marrickville – 201200225 - Newtown mixed use development - 32 - 72 Alice Street Newtown***

## 4. Public Submission -

Fiona Martinus	Addressed the panel <b>against</b> the item
Donna Daleo	Addressed the panel <b>against</b> the item
David Rapaport	Addressed the panel <b>against</b> the item
Christopher O'Dell	Addressed the panel <b>against</b> the item
Hadrian Judge	Addressed the panel <b>against</b> the item
Bob Chambers	Addressed the panel on behalf of the applicant
Gabrielle Morish	Addressed the panel on behalf of the applicant
Simon Thorne	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

***ITEM 1 - 2012SYE060 – Marrickville – 201200225 - Newtown mixed use development - 32 - 72 Alice Street Newtown***

1. The Panel has considered the planning assessment report and generally agrees with its main premise that the Floor Space Ratio (FSR) of the proposal is too high.

2. The Panel resolves unanimously to defer the application to allow the applicant to submit amended drawings that reduce the FSR substantially.
3. The reason why the Panel requires a reduction in the FSR is to achieve the *desired future character* for this site, as stated in cl 4.1(b) of the Marrickville LEP 2011. The character of this proposal at its current FSR is quite different from one at a FSR of 1.85:1. The Panel is mindful that even at a FSR of 1.85:1, this site's density is three times that of the surrounding area.
4. The main areas for reducing the FSR is at the frontage of Pearl Street, by setting back the building from Pearl Street, as well as by setting back the sixth level from the Walenore Avenue frontage. The Walenore Avenue façade needs more features providing privacy to the houses on the other side. As for Pearl Street, a wider street should overcome the problem of the vehicular entry which now is from a very narrow street, as well as the loss of on-street parking. In this regard, the Traffic Report needs to be adjusted to take a wider street into account and it needs to be submitted to the planning assessment officer.
5. The Panel requests the applicant to submit amended drawings along the lines indicated by 7 December 2012. The Panel requests the council's planning assessment officer to indicate her preliminary views on the amended plans by 21 December 2012. If the amended plans require re-exhibition, the Panel will determine the matter after it receives the officer's recommendation and a summary of public submissions.

The meeting concluded at 12.50pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
21 November 2012