

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY 11 JULY 2013 AT 11.00AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Julie Savet Ward	Panel Member
Vic Macri	Panel Member
Sam Iskandar	Panel Member

IN ATTENDANCE

Jamie Erken	Marrickville Council
Judy Clark	Marrickville Council
Peter Wotton	Marrickville Council
Jo Bertacco	Marrickville Council

APOLOGY: NIL

1. The meeting commenced at 11.00am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE022 – Marrickville - DA201200588 - Lewisham Estate - 72-100 Old Canterbury Road, Lewisham

4. Public Submission -

Clare Felton	Addressed the panel against the item
Jillian Grove	Addressed the panel against the item
Vincent Scaturro	Addressed the panel against the item
Peter Spira	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE022 – Marrickville - DA201200588 - Lewisham Estate - 72-100 Old Canterbury Road, Lewisham

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application.
2. Since the planning assessment report was written, several relevant events have occurred; therefore the Panel wishes to state clearly its reasons for refusal.

3. The principal reason for refusal is that the proposal has not followed the required process for design excellence. The Concept Approval requires this application to achieve design excellence in accordance with the Director-General's Design Excellence Guidelines. Those Guidelines normally require proposals to be the result of a design competition, which this proposal is not. A letter of the Department of Planning and Infrastructure of 26 June 2013 to the General Manager of Marrickville Council indicates that the Department would accept a Design Review Panel in lieu of the design competition; however, a resolution of the Council of 9 July 2013 indicates that the council will not participate in such a Design Review Panel. While the lack of council participation may be overcome by an independent appointee, without such participation the Panel's opinions would carry less weight in the local area, which would be regrettable.
4. The JRPP notes that the Department of Planning and Infrastructure's Urban Design, Centres and Urban Renewal Unit as well as the Government Architect have found the current proposal lacking in design excellence because
 - a. the built form is bulky and not sufficiently articulated;
 - b. the architectural expression does not appropriately respond to the context;
 - c. there is not diversity of expression between the seven buildings proposed; and
 - d. the detailed design of facades does not relate to orientation or building use.
5. The Panel concludes therefore that, in order to satisfy the design excellence requirement in the Concept Approval, the applicant would have to either formulate a proposal through the design competition process, or to significantly modify the proposal through the Design Review Panel process. In either case, the creation of a new or modified proposal will take longer than would be appropriate for deferring this application.
6. The Panel notes that the application has not received the agreement of Sydney Water and Railcorp and that there is no indication that these approvals are likely in the time frame that is appropriate for a deferral of the application.
7. The Panel notes that, while there have been negotiations between the applicant and the council on a Voluntary Planning Agreement, there are no indications that the parties are nearing agreement.
8. David Furlong, while sharing the unanimous view of the Panel to refuse the application, is simply of the view that the final outcome of the outstanding matters will result in such a potentially different development that it would not be substantially the same as the application currently before the Panel.

The meeting concluded at 12.55pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
11 July 2013