



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	Precinct 75 - 73 & 67 Mary Street, 50 & 52 Edith Street & 43 Roberts Street ST Peters NSW 2044
Proposal:	Section 4.56 application to modify Land and Environment Court Determination DA/2021/0800 to modify the proposed public domain areas and public domain works on Edith Street, minor changes in floor level to the ground floor of the building fronting The Mews on Site A and internal layout changes and minor external modifications to the buildings on Site B including changes to the basement.
Application No.:	MOD/2023/0211
Meeting Date:	22 August 2023
Previous Meeting Date:	-
Panel Members:	Matthew Pullinger (chair); Diane Jones; and Jean Rice
Apologies:	-
Council staff:	Vishal Lakhia; Niall Macken; Ferdinand Dickel; Tom Irons; and Kaitlin Zieme
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	

Discussion & Recommendations:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. The Panel notes that the proposal was approved as part of the NSW Land & Environment Court – Class 1 Appeal process and details of the former proposal (approved as part of the Court process) were not reviewed by the AEDRP.

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3. The Panel thanks the applicant for providing a comprehensive set of drawings and 3D views for the modification application, and supports the amendments given that there are no notable impacts on the residential amenity achieved by the proposal and no evident diminution of the level of design quality provided by the proposal. The Panel also notes that the amendments retain the same total number and mix of apartments with a relatively marginal additional gross floor area of 30m².
4. The Panel discussed the departure from the guidance provided by the ADG in terms of balcony size and layout (apartments 504, 504 and 704) and supports the departure in this instance, noting that the splayed balcony edges reduce the overshadowing impacts beyond the site.
5. The Panel discussed the increase in the extent of the basement area (mainly driven by engineering requirements) and its potential to impact the public domain treatment of the front gardens addressing Edith Street. The Panel recommends that the applicant provide detailed sections confirming the extent of basement protrusion above the natural ground level for further review by Council's public domain/landscape design officer, but from the high level information provided during the meeting, the Panel does not anticipate any material concerns.
6. The Panel is of the view that the modifications are supportable and the proposal is capable of delivering an acceptable level of design quality.