

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 23 October 2014 and 6 November 2014

Panel Members: David Furlong, Sue Francis, Stuart McDonald, Brian Robson and Gillian Dawson

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE025 – Canterbury - DA-24/2014 – [at 195 Lakemba Street & 3-5 Hampden Road, Lakemba] as described in Schedule 1.**

**Date of determination:** 6 November 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

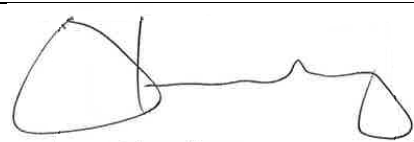
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

- The applicant has addressed the outstanding matters relating to the right of way and easement matters and has shown on plans the portions of the existing building to be retained.
- The Panel notes that the affordable housing has been deleted and that the clause 4.6 variation in relation to FSR was well founded.
- The Panel was also of the view that there will be little or no adverse impact in relation to amenity or streetscape and the development is consistent with the zone objectives.

**Conditions:** The development application was approved subject to the conditions in attached to the supplementary Council Assessment Report.

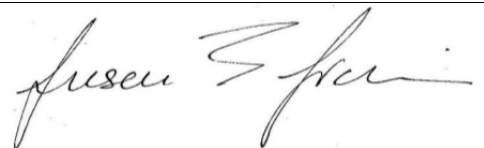
**Panel members:**



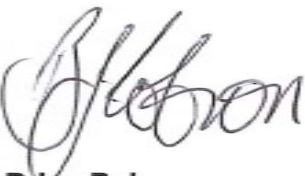
**David Furlong (chair)**



**Stuart McDonald**



**Sue Francis**



**Brian Robson**



**Gillian Dawson**

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE025 – Canterbury - DA-24/2014
2	<b>Proposed development:</b> Mixed Use Development
3	<b>Street address:</b> 195 Lakemba Street & 3-5 Hampden Road, Lakemba
4	<b>Applicant:</b> Benson McCormack Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP (State and Regional Development) 2011</li> <li>• SEPP (Affordable Rental Housing) 2009</li> <li>• SEPP 55 – Remediation of Land</li> <li>• SEPP 65 – Design Quality of Residential Flat Developments</li> <li>• SEPP (Building Sustainability Index) BASIX 2004</li> <li>• SEPP (Infrastructure) 2007</li> <li>• Canterbury LEP 2012</li> <li>• Canterbury DCP 2012</li> <li>• Canterbury Development Contributions Plan 2013</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 11 August 2014 Supplementary report dated 25 September 2014 Supplementary report dated 2 October 2014 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting on 19 August 2014: Against- Quoc An; On behalf of the applicant- Gerard Turrisi and Glenn McCormack
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 16 April 2014 and public meeting on 19 August 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to supplementary council assessment report