

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 24 September 2014 at 11.00am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Brian Robson and Gillian Dawson

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE072- Canterbury - 183/2014 - Mixed use development - 2-26 Haldon Street, Lakemba as described in Schedule 1.

Date of determination: 24 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A, subject to the deletion of floor area on Level 6 between gridline A6 and A11, 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's decision

The Panel considered the cl 4.6 variation in relation to height (18m) to that proposed at 25.2m and considered that that magnitude of variation of height was excessive, and the variation not well founded, having regard to the objectives of the Canterbury DCP 2012.

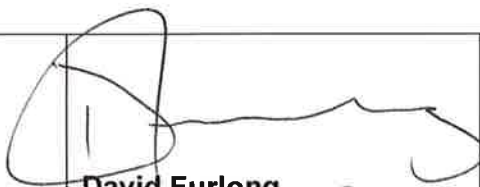
However, the Panel considered that a variation to the building height which sought to reduce/remove Level 6 of the development would satisfy the objectives of the standard and the relevant provisions of the DCP.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report, with the imposition of an additional condition requiring the removal of floor area on Level 6 between gridline A6 and A11, comprising apartments U074, U075, U077 and U078 and associated core and services on Plan DA12. Condition 9 is also to be changed to reflect the reduction in the number of apartments.

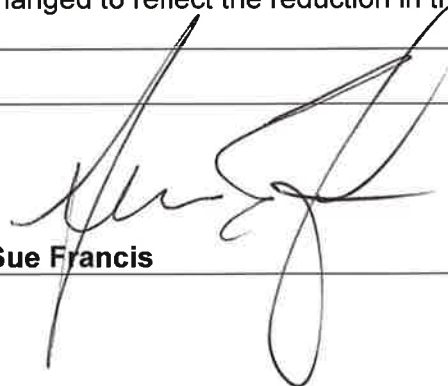
Panel members:



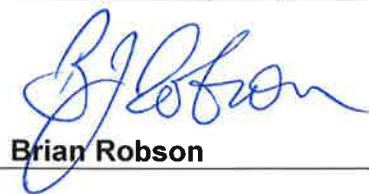
John Roseth (chair)



David Furlong



Sue Francis



Brian Robson



Gillian Dawson

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE072- Canterbury - 183/2014
2	Proposed development: Mixed Use Development
3	Street address: 2-26 Haldon Street, Lakemba
4	Applicant/Owner: Ian Armstrong - Organisation: Designinc Sydney Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP (State and Regional Development) 2011 ○ SEPP (Building Sustainable Index) BASIX 2004 ○ SEPP (Infrastructure) 2007 ○ SEPP 65 – Design Quality of Residential Flat Development ○ Canterbury Development Contributions Plan 2013 ○ Canterbury LEP 2012 • Draft environmental planning instruments: Nil • Development control plans: Canterbury DCP 2012 • Planning agreements: Nil • Regulations: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 12 September 2014 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: On behalf of the applicant- Ian Armstrong and Sandor Duzs
8	Meetings and site inspections by the panel: Briefing Meeting 30 July 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report