

JOINT REGIONAL PLANNING PANEL (Sydney East Region)

JRPP No	2014SYE089
DA Number	DA201400354
Local Government Area	Marrickville Municipal Council
Proposed Development	To construct a mixed use development comprising 7 multi-storey buildings, between 4 & 10 storeys, over 2 levels of basement car parking, containing 298 dwellings, 113m2 retail tenancy, 120m2 community facility, 248 car parking spaces, dedication and embellishment of public open space, road works and new pedestrian access routes, to be undertaken in 5 stages
Street Address	78-90 Old Canterbury Road, and William, Brown, and Hudson Streets, Lewisham
Applicant/Owner	Karimbla Constructions Services (NSW) Pty Ltd
Number of Submissions	12
Regional Development Criteria (Schedule 4A of the Act)	<p>Clause 3 in Schedule 4A of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979) provides that general development with a capital investment value of more than \$20 million must be determined by the relevant Joint Regional Planning Panel, pursuant to the provisions of Section 23G (4) and Clause 21 of State Environmental Planning Policy (State and Regional Development) 2011.</p> <p>The development has been classified as private infrastructure and has a CIV of \$89.535 million</p>
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • The following Commonwealth, State and Local government legislative framework applies to the development: • Part 3A Concept Plan No.MP08_195 • Part 3A Concept Plan No.MP08_195 – Mod 1 • Part 3A Concept Plan No.MP08_195 – Mod B1, B2, B3 • Part 3A Concept Plan No.MP08_195 – Mod 2 • Part 3A Concept Plan No.MP08_195 – Mod 4 • Part 3A Concept Plan No.MP08_195 – Mod 5 • Part 3A Concept Plan No.MP08_195 – Mod 6 • NSW 2021 – State Plan • Metropolitan Plan for Sydney 2036 • Draft South Sub-regional Strategy • Sydney Metropolitan Strategy • Integrated Land Use and Transport Policy Package • Major Projects Community Consultation Guidelines (2007) • Marrickville Employment Lands Study (2008) • Marrickville Urban Strategy (2007)

	<ul style="list-style-type: none"> • Contaminated Land Management Act 1997 • Airports Act 1996 and the Airports (Protection Airspace) Regulations 1996 • Water Management Act 2000 • Water Act 1912 • Roads Act 1919 • Protection of the Environment Administration Act 1991 • Protection of the Environment Operations Act 1997 • Heritage Act 1977 • Threatened Species Conservation Act 1995 • Statement Environmental Planning Policy (Major Projects) 2005 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development • Draft State Environmental Planning Policy No. 65 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Affordable Housing) • Draft SEPP 66 – Integration of Land Use and Transport • Marrickville Local Environmental Plan 2011 • Draft Marrickville Local Environmental Plan 2011 – Amendment No. 2 • Marrickville Development Control Plan 2011 • Marrickville Section 94/94A Contributions Plan 2014 • Sydney Airport 2029 Australian Noise Exposure Forecast • National Construction Code (Building Code Australia) • Civil Aviation (Building Control) Authority • Marrickville Voluntary Planning Agreement Policy 2014 • DECC Threatened Species Assessment Guidelines • RTA's Guide to Traffic Generating Development • NSW Flood Plain Development Manual (2005) • Interim Guidelines for Development near Rail Corridors and Busy Roads
List all documents submitted with this report for the panel's consideration	<p> Draft Voluntary Planning Agreement Amended Architectural Plans Amended Landscape Plans Stormwater Concept Plans Architectural Design Statement Statement of Environmental Effects Addendum to Statement of Environmental Effects Stormwater Management Report Aeronautical Impact Assessment Waste Management Plan Development Application Acoustic Assessment Preliminary Geotechnical Investigation Remediation Action Plan Access Review Arboricultural Assessment Report </p>

	Traffic Report Geotechnical Investigation Report 7 Part Test of Significance Development Consent No. DA201400029 – Public Infrastructure and
Recommendation	Approval
Report by	Anthony Randall – Senior Town Planner, Development Assessment

Assessment Report and Recommendation Cover Sheet
