

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Wednesday 19 August 2015 at 11:30 am

Panel Members: John Roseth (Chair), David Furlong, Sue Francis, Ted Cassidy and Monica Wangmann

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYE005 Ashfield 10.2014.326.1 [at 7-9 Cavill Avenue & 5 Markham Place, Ashfield] as described in Schedule 1.

Date of determination: 19 August 2015

Decision:

The panel determined to accept the recommendation of the assessment report 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 as addressed in the Council Assessment Report, 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:

Except for some minor variations, the proposal is consistent with the relevant planning controls applying to the site.

It provides for an appropriate increase in density in a location close to the town centre and railway station and is consistent with the desired future character of the town centre.

The Panel has accepted a variation under clause 4.6 of the Ashfield LEP 2013 of the clause 4.3(2) height of building standard at 7 Cavill Avenue on the grounds that it enables the use of the roof as open space without creating perceptible additional visual bulk.

Conditions: The development application was approved subject to the conditions recommended in the assessment report except as below:


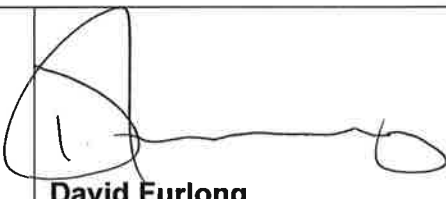
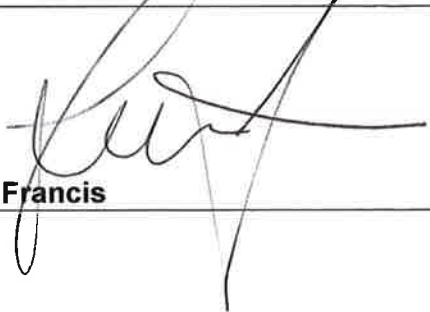


Condition B1(b)(ii) is deleted and replaced by "All door openings to the units and those within the units that lead to the main bathroom are to be a minimum width of 850mm. The corridor leading to the bathroom is to be a minimum width of 1200mm."

Condition B1(c) is deleted and replaced by "All permanent pergola structures upon the rooftop area of Lot 1 DP 126260 are to be deleted."

Condition B1(f) is to be modified by changing "3.6m" to "3m".

A new condition H4 is inserted: "The soft and hard landscaping in public and private communal areas is to be maintained."

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 Ted Cassidy PS.M	 Monica Wangmann	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE005 Ashfield 10.2014.326.1
2	Proposed development: 8 Storey Mixed-use Building: Demolition, construction of an 8 storey mixed use building including ground floor retail with a residential flat building containing 92 dwellings above and 3 levels of basement car parking
3	Street address: 7-9 Cavill Avenue & 5 Markham Place, Ashfield
4	Applicant: Ganghui Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Ashfield Local Environmental Plan 2013 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy (Infrastructure) 2007 • Ashfield Interim Development Assessment Policy 2013 • 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 3 August 2015 Written submissions during public exhibition: none Resolution of elected Council made on 11 August 2015 Applicant submission dated 14 August 2015 Verbal submissions at the panel meeting: On behalf of the applicant- Marian Higgins and Susan Teng
8	Meetings and site inspections by the panel: Briefing meeting on 4 February 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to the Council Assessment Report