

JOINT REGIONAL PLANNING PANEL (East Region)

JRPP No	2015SYE034
DA Number	DA201500081
Local Government Area	Marrickville Municipal Council
Proposed Development	To demolish the existing improvements and construct a 5 storey development consisting of a residential flat building (Building A) containing 42 dwellings and a mixed use building (Building B) containing 3 retail tenancies and 38 dwellings with 2 levels of basement car parking accommodating 108 car parking spaces.
Street Address	801-807 New Canterbury Road, Dulwich Hill
Applicant/Owner	Haralambis Constructions Pty Ltd
Number of Submissions	14 submissions
Regional Development Criteria (Schedule 4A of the Act)	<p>The development has an approximate capital investment value of \$24.6 million dollars.</p> <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>
List of All Relevant s79C(1)(a) Matters	<p>The following State and Local government legislative framework applies to the development:</p> <ul style="list-style-type: none"> • Roads Act 1993 • 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 No. 65 - Design Quality of Residential Flat Development (Amendment 3) • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • Marrickville Local Environmental Plan 2011; • Marrickville Development Control Plan 2011; and

	<ul style="list-style-type: none"> Marrickville Section 94/94A Contributions Plan 2014.
List all documents submitted with this report for the panel's consideration	Architectural Plans Statement of Environmental Effects Acoustic Assessment Arboricultural Impact Assessment Detailed Site Investigation (Contamination) Geotechnical Investigation NatHERS Thermal Performance Access Review BASIX Certificate BCA report SEPP 65 Design Verification Statement Recycling and Waste Management Plan
Recommendation	Deferred commencement consent
Report by	Daniel East – Senior Planner

Assessment Report and Recommendation Cover Sheet
