

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 19 October 2015 and Wednesday 28 October 2015

Panel Members: David Furlong (chair), Sue Francis, Victor Macri and Mark Gardiner

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE034 Marrickville DA201500081: To demolish existing improvements and construct a 5 storey development consisting of a residential flat building (Building A) containing 44 dwellings and a mixed use building (Building B) containing 3 retail tenancies and 38 dwellings with 2 levels of basement carparking at 801-807 New Canterbury Road Dulwich Hill as described in Schedule 1.

**Date of determination:** 21 October 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 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 listed at item 8 in Schedule 1.

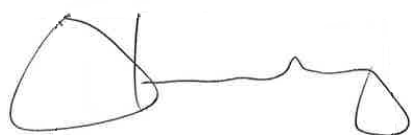
**Reasons for the panel decision:**

The panel adopted the assessment of those matters in the Council Assessment Report, for the following reasons:

- 1 The development provides an appropriate built form outcome for the site and is compliant with the relevant LEP building height control.
2. The Clause 4.6 requests to vary the LEP Floor space ratio (FSR) standard is well founded.
3. The development as proposed will result in the promotion and co-ordination of the orderly and economic use and development of the land.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report as amended at the meeting.

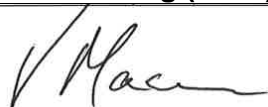
**Panel members:**



**David Furlong (chair)**



**Sue Francis**



**Victor Macri**



**Mark Gardiner**

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE034 Marrickville DA201500081
2	<b>Proposed development:</b> To demolish existing improvements and construct a 5 storey development consisting of a residential flat building (Building A) containing 44 dwellings and a mixed use building (Building B) containing 3 retail tenancies and 38 dwellings with 2 levels of basement carparking
3	<b>Street address:</b> 801-807 New Canterbury Road Dulwich Hill
4	<b>Applicant/Owner:</b> Haralambis Constructions Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Roads Act 1993</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development (Amendment 3)</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Marrickville Local Environmental Plan 2011;</li> <li>• Marrickville Development Control Plan 2011 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: 28 August 2015 Supplementary Report Date: 14 October 2015 Written submissions during public exhibition: 14 Verbal submissions at the panel meeting: Anita Krivickas; On behalf of the applicant- Stuart Gordon
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 15 May 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report