

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Monday 2 November 2015 and 3 November 2015

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE060 Canterbury DA72/2015: Demolition of the existing structures on site and the construction of a ten (10) storey residential flat building, with 91 residential units, all over 3 levels of basement parking accommodating 128 car parking spaces at 10b Charles Street, Canterbury as described in Schedule 1.

Date of determination: 3 November 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:

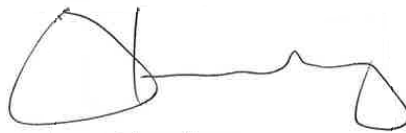
The panel adopted the assessment of those matters in the Council Assessment Report, The principal reason for the panel decision was that the Council assessment that the Clause 4.6 argument is well founded and the variations to the LEP standards for building height and FSR are acceptable in the case of the subject development.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



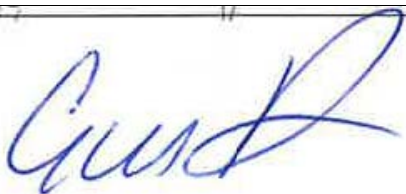
John Roseth (chair)



David Furlong



Sue Francis



Gillian Dawson



Fadwa Kebba

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE060 Canterbury DA72/2015
2	Proposed development: Demolition of the existing structures on site and the construction of a ten (10) storey residential flat building, with 91 residential units, all over 3 levels of basement parking accommodating 128 car parking spaces
3	Street address: 10b Charles Street, Canterbury
4	Applicant: Architecture & Building Works
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"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index) BASIX 2004 • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development • 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 October 2015 and Council Supplementary Report dated: 30 October 2015 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: Support- nil; Against- nil; On behalf of the applicant- Jim Apostolou and Andrew Robinson
8	Meetings and site inspections by the panel: Briefing Meeting on 3 June 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report