

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 24 March 2016 at 11.30am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Vic Macri and Sam Iskander

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE070 – Marrickville - DA201500246 - Andrews Residential Flat Building - To demolish existing improvements, and construct a 9 part 10 storey residential flat building with 66 dwellings and 3 levels of basement car parking with strata subdivision - 1A Hill Street, Dulwich Hill as described in Schedule 1.

Date of determination: 24 March 2016

Decision:

The panel determined to accept the recommendation of the assessment report 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.


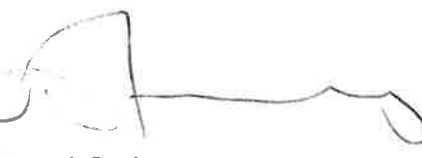



Reasons for the panel decision:

The Panel approved the application for the following reasons:

1. The proposal is consistent with the Masterplan in Marrickville DCP 2011, which applies to this site.
2. The proposal is consistent with the desired future character of the area.
3. The variations in height and FSR have been justified pursuant to s 4.6 of the Marrickville LEP 2011(MLEP 2011). As concerns height, the council has allowed on other development applications the lift overrun to exceed the maximum building height; thus the development standard has not been consistently enforced in the past. As concerns the variation of the FSR, the other buildings in the Masterplan have been given consent for an FSR of 2:1 despite the FSR in MLEP 2011 being 1.7:1. The FSR of this application is 1.95:1. Consequently this development standard has also not been enforced.

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

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Victor Macri	 Sam Iskander	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE070 – Marrickville - DA201500246
2	Proposed development: Andrews Residential Flat Building - To demolish existing improvements, and construct a 9 part 10 storey residential flat building with 66 dwellings and 3 levels of basement car parking with strata subdivision
3	Street address: 1A Hill Street, Dulwich Hill
4	Applicant/Owner: Beraldo Design 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"> • Sydney Water Act 1994 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings • State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Marrickville Local Environmental Plan 2011 • 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. • 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: 10 March 2016 Written submissions during public exhibition: 42 Verbal submissions at the panel meeting: On behalf of the applicant- Maurice Beraldo
8	Meetings and site inspections by the panel: Briefing Meeting on 10 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report