

## **JOINT REGIONAL PLANNING PANEL (East)**

JRPP No	2015SYE168
DA Number	201500682
Local Government Area	Inner West
Proposed Development	To demolish existing improvements and construct a mixed use development consisting of a 6 storey building (Building A) fronting McGill Street and a 5 storey building (Building B) fronting the light rail line containing a total of 80 dwellings and 1 commercial tenancy within Building B for use as art education and café space with 2 basement car parking levels and associated landscape works.
Street Address	4-12 McGill Street, Lewisham
Applicant/Owner	Tony Owen Partners
Number of Submissions	11
Regional Development Criteria (Schedule 4A of the Act)	<p>The development has an approximate capital investment value of \$20,749,265.</p> <p>Clause 3 in Schedule 4A of the Environmental Planning &amp; Assessment Act 1979 (EP&amp;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	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65);</li> <li>• State Environmental Planning Policy (State and Regional Development 2011) (SEPP SRD);</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX);</li> <li>• State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure);</li> <li>• Marrickville Local Environmental Plan 2011;</li> <li>• Marrickville Development Control Plan 2011; and</li> <li>• Marrickville Section 94/94A Contributions Plan 2014</li> </ul>
List all documents submitted with this report for the panel's consideration	<p>Architectural Plans</p> <p>Statement of Environmental Effects</p> <p>Acoustic Assessment</p> <p>Arboricultural Impact Assessment</p> <p>Detailed Site Investigation (Contamination)</p> <p>Geotechnical Investigation</p> <p>NatHERS Thermal Performance</p>

	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
Report date	18 July 2016