

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 18 May 2016 at 10.00am

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Vic Macri and Mark Gardiner

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

Date of determination: 18 May 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 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 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:

1. The additional floor is set back and does not have material impact on adjoining development.
2. The additional floor results in two five-storey buildings which fit into their context, in particular the height of development on the southern side of Canterbury Road, where the controls allow taller buildings.
3. The strategic planning unit of the council has acknowledged that the height and FSR controls relating to the precinct in which the site is located should be increased.

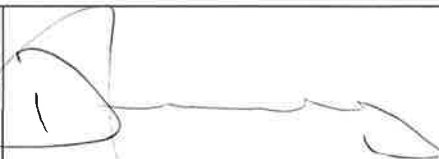
Conditions: The development application was approved subject to the conditions recommended in the assessment report with the addition of the following condition:

“The plans are to be amended to remove all references to the fire blade wall on the north-eastern corner of Building B. the change shall be reflected on the plans to be submitted with the Construction Certificate.”

Panel members:



John Roseth (chair)



David Furlong



Julie Savet Ward



Vic Macri



Mark Gardiner

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016SYE006 – Marrickville - DA201500081.01
2	Proposed development: Application under Section 96 of the Environmental Planning and Assessment Act 1979 to modify Determination No. 201500081, dated 22 December 2015, to include an additional storey to Building A and Building B, resulting in both buildings being 5 storeys, reconfiguration of basement levels 1 and 2 to include an additional 7 car parking spaces, the inclusion of a retail lift within Building B, internal amendments to the location and type of dwellings and storage spaces, extension to the north of the private open space of dwellings on the ground floor, adjustment to the building envelope on the south-east corner of Building A and an increase to the finished floor level of the eastern portion of building B by 200mm to accommodate the approved substation
3	Street address: 801-807 New Canterbury Road, Dulwich Hill
4	Applicant/Owner: Haralambis Constructions 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"> • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (Amendment 3) • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 9 May 2016 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- nil; Against- Anita Krivickas; On behalf of the applicant- Con Haralambis, Stuart Gordon, Angelo Candalepas
8	Meetings and site inspections by the panel: Briefing Meeting on 10 March 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report