



DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday 28 November 2017
PANEL MEMBERS	Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Macri, Sam Iskander
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 3 Spring Street Sydney on 28 November 2017, opened at 2.30pm and closed at 2.50pm.

MATTER DETERMINED

2017SNH002 – Inner West – DA201600662 at 1A Hill Street Dulwich Hill (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

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*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:






The site is part of a Masterplan site which is undergoing a transition associated with the light rail corridor and higher density residential development. The proposal complies with the aims and objectives and design parameters contained in the Marrickville Local Environmental Plan 2011 and the Marrickville Development Plan 2011.

The Panel accepts the applicant's 4.6 variation request to amend clause 4.3 (height) and 4.4 (FSR) of the Marrickville LEP 2011 on the grounds that the standards have not been consistently enforced in surrounding developments and there is no detrimental impact of the breaches.

The proposal conforms to development anticipated for the site and contributes to the public domain by including a greenway link adjacent to the light rail corridor.

CONDITIONS

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

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 John Roseth	 Sam Iskander
 Vic Macri	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL034 – Inner West – DA2017/00287
2	PROPOSED DEVELOPMENT	To demolish existing improvements and construct a 9 storey residential flat building comprising 71 dwellings with 3 levels of basement car parking.
3	STREET ADDRESS	1A Hill Street, Dulwich Hill
4	APPLICANT/OWNER	Peter & Irene Andrews Super Fund Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ Marrickville Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Marrickville Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 14 April 2017 • Clause 4.6 variation request • Written submissions during public exhibition: 1 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Vince Squillace, Scott Lockery, Scott Chois
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing meeting: 28 September 2017 • Final briefing meeting to discuss council's recommendation, 28 November 2017 at 1:30pm. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Maria Atkinson (Chair), Sue Francis, John Roseth, Vic Macri, Sam Iskander ○ <u>Council assessment staff</u>: Jamie Erken, Patrick Nash, Kaitlin Zieme, Asher Richardson, Samantha Campbell
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report