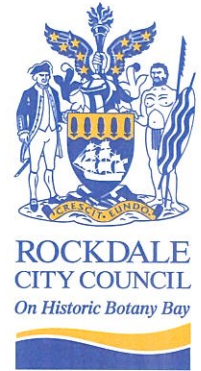


15 June 2010

Our Ref DA-2010/237
Contact Michael Maloof 9562 1686



Carol Pereira-Crouch
Joint Regional Planning Panel
GPO Box 3415
Sydney NSW 2001

Dear Carol,

Re 20 Levey Street, Wolli Creek - DA2009SYE021 JRPP Meeting 13 May 2010

I refer to the staged development application (Master plan) to upgrade and extend the existing hotel and erect a new part 7 and part 16 storey residential development with a private share way, landscaping and associated car parking, on the abovementioned property.

As you may recall, a meeting of the Joint Regional Planning Panel (JRPP) was held on 13 May 2010 in respect to the proposed development on the above property. At this meeting the JRPP resolved the following:

- The panel unanimously decided that this matter is not appropriate for approval at this time. The Panel prefers to await the outcome of amendments proposed to the council's existing DCP62 and not to pre-empt the council's policy decision.
- In addition, the Panel is not yet convinced that parking can only take place above ground or at one level below ground and requires evidence, to be supplied to the Council by the applicant within 28 days, of the exact nature of the subsurface conditions that prevent cost effective underground parking which would free up space within the building footprints that could be used for developable purposes.

In respect to the above, Rockdale Council would like to notify the JRPP of the following:

- a) Council has written to the Minister in respect to the changes necessary to the Rockdale LEP 2000 in relation to the amended provisions applying to the subject site;
- b) On 19 May 2010 Rockdale Council adopted the amendments to DCP 62 – Wolli Creek which included changes to the development controls applying to the subject site; and
- c) The information requested from the applicant has been received by Council in respect to the resolution shown above. Please find attached herewith the information for your consideration.
- d) In addition to the applicant's response, please find attached a copy of the Environmental Site Assessment report (which contains geo-technical information) and the Acid Sulphate Soil Assessment report which were submitted by the applicant.

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Given the amendments to the DCP 62 have been adopted and the above information has been received, could you please reconvene a second meeting of the JRPP in which to determine the application. A suitable date in which Council staff could attend as per the schedule for the Sydney East Region is Thursday 8 July 2010.

Should you have any queries in respect to the above matter, could you please contact Michael Maloof on telephone 9562 1686 during business hours or via email on mmaloof@rockdale.nsw.gov.au.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Michael Maloof', with a stylized flourish at the end.

Michael Maloof
Senior Development Assessment Planner