

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Tuesday 9 September 2014 and Wednesday 10 September 2014

Panel Members: John Roseth (chair), Sue Francis, Julie Savet Ward, Meredith Wallace and Karin Hartog

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2013SYE107 – Rockdale - DA-2014/194 - Mixed Use Development - 1-5 Gertrude Street & 10-16 Princes Highway, Wolli Creek as described in Schedule 1.

Date of determination: 10 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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. Sue Francis voted to grant full consent by changing the deferred commencement condition^s into ~~a~~ standard condition^s however the remainder of the Panel voted to grant deferred commencement consent.

Reasons for the panel decision:

- a) Based on the assessment of the amended application, with its reduced Gross Floor Space, the proposal meets the requirements of the Rockdale LEP 2011 (except for the negligible departure) which is justified in the Clause 4.6 report;
- b) The proposal is suitable for the desired future character of the locality without resulting in unreasonable impacts on existing neighbouring properties;
- c) The minor variations to the development standards satisfy the relevant objectives of those standards.

Conditions:

As recommended in the council assessment report except as follows:

- a) Condition 1a is amended to include the words "deep soil areas," after "landscape levels," to address the changes to the deep soil area as a result of the removal of the four car parking spaces and setback of the external wall.

Panel members:


John Roseth (chair)


Sue Francis

Julie Savet Ward

Meredith Wallace

Karin Hartog

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2013SYE107 – Rockdale - DA-2014/194
2	Proposed development: Mixed Use Development
3	Street address: 1-5 Gertrude Street & 10-16 Princes Highway, Wolli Creek
4	Applicant/Owner: Phoenix Builders Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy Building Sustainability Index (BASIX) ○ SEPP 55 – Contamination of Land ○ SEPP (Infrastructure) 2007 ○ SEPP 65 – Design Quality of Residential Flat Development ○ Rockdale LEP 2011 • Draft environmental planning instruments: Nil • Development control plans: Rockdale DCP 2011 • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 1 August 2014 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Theo Lucas and Greg Foster
8	Meetings and site inspections by the panel: Briefing Meeting 19 February 2014 and Panel Meeting 14 August 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report

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Determination and Statement of Reasons

2013SYE107 – Rockdale - DA-2014/194 - Mixed Use Development - 1-5 Gertrude Street & 10-16 Princes Highway, Wolli Creek as described in Schedule 1.

Date of determination: 10 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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. Sue Francis voted to grant full consent by changing the deferred commencement condition into a standard condition however the remainder of the Panel voted to grant deferred commencement consent.

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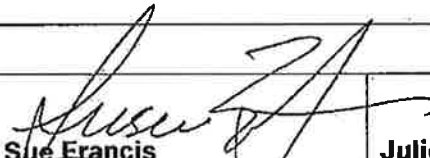
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Determination and Statement of Reasons

2013SYE107 – Rockdale - DA-2014/194 - Mixed Use Development - 1-5 Gertrude Street & 10-16 Princes Highway, Wollie Creek as described in Schedule 1.

Date of determination: 10 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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. Sue Francis voted to grant full consent by changing the deferred commencement condition into a standard condition however the remainder of the Panel voted to grant deferred commencement consent.

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SCHEDULE 1

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4	Applicant/Owner: Phoenix Builders Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy Building Sustainability Index (BASIX) ◦ SEPP 55 – Contamination of Land ◦ SEPP (Infrastructure) 2007 ◦ SEPP 65 – Design Quality of Residential Flat Development ◦ Rockdale LEP 2011 • Draft environmental planning instruments: Nil • Development control plans: Rockdale DCP 2011 • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
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Date of determination: 10 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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. Sue Francis voted to grant full consent by changing the deferred commencement condition into a standard condition however the remainder of the Panel voted to grant deferred commencement consent.

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