

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 14 August 2014 at 3.30pm

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

**2013SYE114 – Rockdale - DA-2014/203 - Integrated Development - Demolition of existing structures and construction of fourteen (14) storey mixed use development comprising 5 commercial units, 185 residential units and basement car parking containing 250 car spaces - 4-6 Princes Highway, 4, 4A, 6-10 Gertrude Street, Wolli Creek as described in Schedule 1.**

**Date of determination:** 14 August 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.

#### **Reasons for the panel decision:**

The panel resolves unanimously to accept the recommendation in the council assessment report for the reasons mentioned in the report and the conditions contained in the report.

The Panel notes that the variation under clause 4.6 of the LEP is reasonable and due to a discrepancy in the gazettal of the FSR map. The proposal largely complies with the Residential Flat Design Code; minor variations are justified in the assessment report.

**Conditions:** The panel adopts the Council Assessment Report, and the notes in the recommended Conditions of Approval, as the reasons for imposition of the conditions except as follows:

- Condition 90 i) be reworded to - *a registered architect is to have direct involvement in design documentation, contract documentation and constructions changes of the project.*

Sue Francis voted for the deletion of conditions 74 and 75 but that was not sustained by the majority of the panel.

#### **Panel members:**

  
John Roseth (chair)

  
Sue Francis

  
Julie Savet Ward

  
Meredith Wallace

  
Karin Hartog

# SYDNEY EAST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2013SYE114 – Rockdale - DA-2014/203
2	<b>Proposed development:</b> Integrated Development - Demolition of existing structures and construction of fourteen (14) storey mixed use development comprising 5 commercial units, 185 residential units and basement car parking containing 250 car spaces
3	<b>Street address:</b> 4-6 Princes Highway, 4, 4A, 6-10 Gertrude Street, Wolli Creek
4	<b>Applicant/Owner:</b> Greencruise Development Group Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy Building Sustainability Index (BASIX)</li> <li>○ SEPP 55 – Contamination of Land</li> <li>○ SEPP 65 – Design Quality of Residential Flat Development</li> <li>○ Rockdale LEP 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: Rockdale DCP 2011</li> <li>• Planning agreements: Nil</li> <li>• Regulations: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 31 August 2014 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant – Tony Owen, Sarah Horsfield and Greme Hastie
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 19 February 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report