

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 13 November 2014 at 10.30 am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Meredith Wallace and Karin Hartog

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE052– Rockdale City Council DA-2014/335 [at 40-50 Arncliffe Street, Wolli Creek] as described in Schedule 1.

Date of determination: 13 November 2014

Decision:

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*.

Panel consideration:


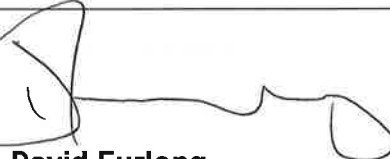
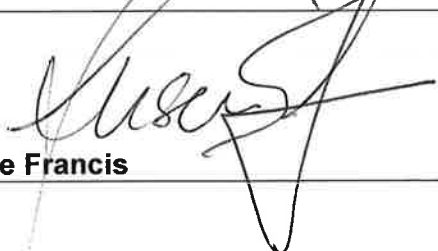


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal complies with all relevant planning controls. The Panel notes that that part of the roof which exceeds the maximum building height is "an architectural roof feature", as defined by clause 5.6 of the Rockdale LEP 2011.
2. The proposal fits into the future desired character of its location.
3. The proposal performs well under SEPP 65 and the Residential Flat Design Code.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 Meredith Wallace	 Karin Hartog	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE052 - Rockdale City Council DA-2014/335
2	Proposed development: Demolition of existing structures and construction of 2 x eight (8) storey residential flat buildings with rooftop terrace areas, comprising 175 residential units and basement parking
3	Street address: 40-50 Arncliffe Street Wolli Creek
4	Applicant: Urbanlink Pty Ltd
5	Type of Regional development: Development that has a capital investment value of more than \$20 million.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP – 55 – Remediation of Land • SEPP 65 – Design Quality of Residential Flat Development • Residential Flat Design Code • SEPP Infrastructure 2007 • Rockdale Local Environmental Plan 2011 • Draft SEPP 65 - Apartment Design Guide • Rockdale Development Control Plan 2011 • Environmental Planning and Assessment Regulations 2000 • 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 31 October 2014 Memo from Council assessing precautionary Clause 4.6 dated 11 November 2014 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: On behalf of the applicant- Tony Jreige
8	Meetings and site inspections by the panel: Briefing Meeting on 18 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report