

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 17 December 2014 at 3:30 PM

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

2014SYE060 – Rockdale DA-2014/346 [at 2-8 Loftus Street & 1-3 Edward Street, Turrella] as described in Schedule 1.

Date of determination: 17 December 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:


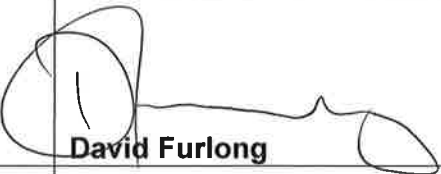


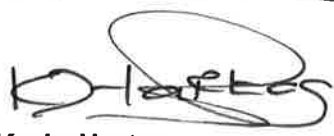
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal is generally consistent with the planning controls, except for minor variations of the height and FSR controls.
2. The minor variations of the height and FSR controls have been justified by the written submission of the applicant under cl 4.6 of the Rockdale LEP 2011 and the variation has been assessed as reasonable.
3. The proposal complies with SEPP 65 and performs reasonably with regard to the Residential Flat Design Code.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report, except that the deferred commencement conditions are to be re-expressed as operational conditions and to be located at the start of the conditions.

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: 2014SYE060 – Rockdale DA-2014/346:
2	Proposed development: Integrated Development - Demolition of existing structures and construction of a part five (5) & part six (6) storey residential flat building containing 78 residential units with 2 basement car parking levels and ground floor level car parking for 97 vehicles
3	Street address: 2-8 Loftus Street & 1-3 Edward Street, Turrella
4	Applicant: Benson McCormack 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"> • State Environmental Planning Policy Building Sustainability Index (BASIX) • State Environmental Planning Policy No.55 - Contaminated Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP 65) • Rockdale Local Environmental Plan 2011 (RLEP 2011) • Draft SEPP 65 - Apartment Design Guide • Rockdale Development Control Plan 2011(DCP 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 5 December 2014 Written submissions during first period of public exhibition: seven (7) Written submissions during second period of public exhibition: five (5) Verbal submissions at the panel meeting: On behalf of the applicant- Gerard Turrisi and David Benson
8	Meetings and site inspections by the panel: Briefing Meeting on 14 August 2014
9	Council recommendation: Deferred commencement approval
10	Draft conditions: Attached to council assessment report