

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Friday 24 April 2015 and Monday 27 April 2015

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE094 – Rockdale City Council DA-2013/60/E [at 20 Levey St and 34-36 Marsh St, Wolli Creek] as described in Schedule 1.

Date of determination: 27 April 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 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 modified proposal is substantially the same as that approved; and
2. The impact of the modified proposal is very similar to that of the approved proposal

Conditions: revised conditions of consent proposed by Council on 14 April 2015

Panel members:



John Roseth (chair)



David Furlong



Tim Moore



Meredith Wallace



Karin Hartog

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE094 – Rockdale City Council DA-2013/60/E
2	Proposed development: Modification to approved mixed use development comprising internal layout changes resulting in an increase in the number of units from 328 to 333 and a resultant increase in 7 car spaces, increase in height of Building C & changes to landscaping and façade treatment.
3	Street address: 20 Levey St and 34-36 Marsh St, Wolli Creek
4	Applicant: Rockdale Hotels Pty Ltd
5	Type of Regional development: Section 96(2) application where the panel determined the original application and the matter is still regionally significant
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy 65 – Design Quality of Residential Flat Development • Residential Flat Design Code • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (BASIX) • State Environmental Planning Policy No. 55 – Remediation of Contaminated Land • Rockdale Local Environmental Plan 2011 • Draft State Environmental Planning Policy No. 65 – Apartment Design Guide • Rockdale Development Control Plan 2011 • 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: 26 March 2015 Written submissions during public exhibition: none (0)
8	Meetings and site inspections by the panel: Briefing Meeting on 17 September 2014
9	Council recommendation: Approval
10	Draft conditions: revised version dated 14 April 2015