

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 9 April 2015 at 12:00 pm

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE106 Rockdale City Council DA-2015/69 [at 25-29 Gertrude Street & 28-32 Innesdale Road Wolli Creek] as described in Schedule 1.

Date of determination: 9 April 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:



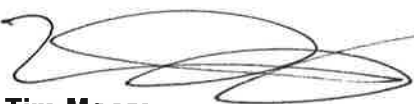


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal fits into its context in its overall form, siting, massing setbacks and scale.
2. The variations to height and FSR have been justified under cl 4.6 of the Rockdale LEP 2011.
3. Minor non-compliances with the Rockdale DCP 2011 have been justified.
4. Adverse impacts are minor.
5. No public submissions were received.

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

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: 2014SYE106 Rockdale City Council DA-2015/69
2	Proposed development: Demolition of existing structures and construction of two (2) residential flat buildings (nine and five storeys) comprising a total of 106 residential units over a basement car park podium with capacity for 143 vehicles & rooftop terraces
3	Street address: 25-29 Gertrude Street & 28-32 Innesdale Road Wolli Creek
4	Applicant: HH Property Investments Pty Ltd
5	Type of Regional development: Development with 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 – Design Quality of Residential Flat Development • 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 26 March 2015 Written submissions during public exhibition: nil Verbal submissions at the panel meeting: On behalf of the applicant- Paolo Salatto and Bruno Gallace
8	Meetings and site inspections by the panel: Briefing Meeting on 30 October 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report