

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 June 2015 at 2:30 pm

Panel Members: John Roseth (chair), Sue Francis, Julie Savet Ward, Meredith Wallace and Karin Hartog

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE042 Rockdale DA-2014/346/A [at 2-8 Loftus Street and 1-3 Edward Street Turrella] as described in Schedule 1.

Date of determination: 11 June 2015

Decision:

The panel determined to accept the recommendation of the assessment report to refuse the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

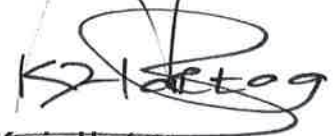
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The approved proposal includes a variation of the height development standard about 1.5m. The amendment application now seeks a variation of the order of 4.5m. There is no justification for further relaxing the height control. As for the flooding freeboard, which the applicant claims justifies a variation; it would justify a variation of only 1m.
2. The approved proposal included a minor variation to the FSR development standard. The amendment application seeks a variation of the order of 8.3%. There is no justification for this variation.
3. The amendment application seeks consent for a seventh floor, which does not fit into the desired future character of the locality, particularly in view of the controls on the northern adjoining site.

Conditions: Not applicable

Panel members:

 John Roseth (chair)	 Sue Francis	 Julie Savet Ward
 Meredith Wallace	 Karin Hartog	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE042 Rockdale DA-2014/346/A
2	Proposed development: Section 96(2) Modification to development consent No. DA-2014
3	Street address: 2-8 Loftus Street and 1-3 Edward Street, Turrella (Lots 24-27 and Lots 31-34 in DP4274
4	Applicant: Benson McCormack Pty Ltd
5	Type of Regional development: The proposal is a Section 96(2) Modification to development consent No. DA-2014/346 including the addition of five (5) units totally 83 units and changes to the building height
6	Relevant mandatory considerations • 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 (LEP 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: 25 May 2015 Written submissions during public exhibition: four (4) 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 16 April 2015
9	Council recommendation: Refusal
10	Draft conditions: Not supplied