

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 20 June 2016 and 21 June 2016

Panel Members: John Roseth (chair), Sue Francis, David Furlong, Andrew Tsounis and Michael Nagi

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE063 - Rockdale - DA-2015/373 - Discovery Point Stages 11 and 12 - Construction of two (2) x fifteen (15) storey residential flat buildings over a four (4) storey podium, comprising a total of 233 units, basement and above ground parking, podium landscaping, stratum title subdivision into 3 lots and foundation works for future stage - 1-15 Chisholm Street, Wolli Creek as described in Schedule 1.

Date of determination: 21 June 2016

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 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report for the following reasons:

1. The proposal is consistent with the concept masterplan approval for the site
2. That the amenity consideration under SEPP65 and ADG are satisfactory
3. That the proposal will have a satisfactory environmental impact and
4. That subject to the conditions of consent, specifically that Spark lane be two way (unless a traffic report and detailed information considers such unnecessary, undesirable or unreasonable)

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

Panel members:

 John Roseth (chair)	 Sue Francis	 David Furlong
 Andrew Tsounis	 Michael Nagi	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE063 - Rockdale - DA-2015/373
2	Proposed development: Discovery Point Stages 11 and 12 - Construction of two (2) x fifteen (15) storey residential flat buildings over a four (4) storey podium, comprising a total of 233 units, basement and above ground parking, podium landscaping, stratum title subdivision into 3 lots and foundation works for future stage
3	Street address: 1-15 Chisholm Street, Wolli Creek
4	Applicant/Owner: Discovery Point Pty Ltd
5	Type of Regional development: General development with 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) • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (State and Regional Development) 2011; • Rockdale Local Environmental Plan 2011 (RLEP 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 17 June 2016 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: Briefing Meeting on 11 June 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report