

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 16 December 2015 at 10.00am

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE089 – Rockdale - DA-2016/24 - Integrated Development - Construction of nine (9) storey residential flat building comprising 93 residential units, basement car parking and demolition of existing buildings - 2-6 Willis Street, Wolli Creek as described in Schedule 1.

**Date of determination:** 16 December 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 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 proposal is consistent with the desired future character of the area and fits into its immediate context.

The Panel notes that the variation of the height and FSR, in response to a cl 4.6 submission, is consistent with recent case law. The particular circumstance of this site that justifies the variation is that height and FSR have not been consistently applied, as they were varied for the adjoining site and for a site across the road.

**Conditions:** The development application was approved subject to the conditions recommended in the assessment report.

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Sue Francis</b>
 <b>Andrew Tsounis</b>	 <b>Michael Nagi</b>	

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE089 – Rockdale - DA-2016/24
2	<b>Proposed development:</b> Integrated Development - Construction of nine (9) storey residential flat building comprising 93 residential units, basement car parking and demolition of existing buildings
3	<b>Street address:</b> 2-6 Willis Street, Wolli Creek
4	<b>Applicant:</b> Urban Link Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP – BASIX</li> <li>• SEPP - Infrastructure 2007</li> <li>• SEPP – State and Regional Development 2011</li> <li>• SEPP 55 – Remediation of Land</li> <li>• SEPP 65 – Design Quality of Residential Flat Development</li> <li>• Rockdale Local Environmental Plan 2011</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 2 December 2015 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Nil
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 16 September 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report