

JOINT REGIONAL PLANNING PANEL (Sydney East Region)

JRPP No	2015SYE130
DA Number	DA-2016/99
Local Government Area	ROCKDALE CITY COUNCIL
Proposed Development	Discovery Point Stage 13 - Construction of a twenty-two (22) storey residential flat building comprising of 234 units
Street Address	1-15 Chisholm Street, Wolli Creek
Applicant/Owner	Discovery Point Pty Ltd
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	Development that has a capital investment value of more than \$20 million.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> - <i>State Environmental Planning Policy Building Sustainability Index (BASIX)</i> - <i>State Environmental Planning Policy No.55 - Contaminated Land (SEPP 55)</i> - <i>State Environmental Planning Policy (Infrastructure) 2007</i> - <i>State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP 65)</i> - <i>State Environmental Planning Policy (Major Development) 2005;</i> - <i>State Environmental Planning Policy (State and Regional Development) 2011;</i> - <i>Rockdale Local Environmental Plan 2011 (RLEP 2011)</i> • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) <ul style="list-style-type: none"> - <i>Nil</i> • List any relevant development control plan: s79C(1)(a)(iii) <ul style="list-style-type: none"> - <i>Rockdale Development Control Plan 2011(DCP 2011)</i> • List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) <ul style="list-style-type: none"> - <i>Nil</i> • List any coastal zone management plan: s79C(1)(a)(v)

	<ul style="list-style-type: none"> - Nil • List any relevant regulations: s79C(1)(a)(iv) e.g. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> - <i>Environmental Planning and Assessment Regulations 2000</i>
List all documents submitted with this report for the panel's consideration	Amended Planning report & Draft conditions of consent
Recommendation	Approval
Report by	Pascal van de Walle – Senior Assessment Planner Marta Gonzalez-Valdes – Coordinator Major Assessments
Background to the amended proposal	<p>The development application was considered by the JRPP at its meeting on 12 July 2016. The Panel decision states:</p> <p><i>The Panel notes that the assessment officer changed his written recommendation of deferred commencement consent to deferral of the application on the basis that Sydney Trains have changed their requirements, necessitating an amended application.</i></p> <p><i>Since the applicant agreed with the recommendation to defer, the Panel unanimously deferred the determination of the application pending the submission of amended plans and a supplementary report. Since the single objector to the application did not attend the public meeting and the amended application does not need to be exhibited, there is no need for a further public meeting. If the supplementary report recommends approval, the Panel will determine the application following the receipt of that report by communicating by electronic means.</i></p> <p>The applicant submitted amended plans on 2 August 2016. The main changes include:</p> <ul style="list-style-type: none"> • Greater setback in a portion of the western façade resulting in changes to apartment layout and internal arrangement. • Reduction to the number of apartments from 243 to 234. • Changes to the unit mix. • Reduction to the number of units receiving 2h solar access in mid winter for living and balcony areas from 61% to 58% (3%) • Minor changes to basement level B0 resulting in a reduction to carparking spaces from 240 to 237. <p>The above changes have been assessed against relevant controls and are found to be satisfactory. A copy of the amended planning report is attached.</p>

Assessment Report and Recommendation Cover Sheet