

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	20 June 2017
<b>PANEL MEMBERS</b>	Maria Atkinson (Chair), Sue Francis, John Roseth
<b>APOLOGIES</b>	Colin Clissold, Meredith Wallace
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 13 June 2017 and 20 June 2017.

**MATTER DETERMINED**

2016SYE064 – Rockdale - DA-2015/279/A at 15-21 Willis Street, Wolli Creek (AS DESCRIBED IN SCHEDULE 1)

**PANEL CONSIDERATION AND DECISION**

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

1. The council has recently approved similar variations in nearby buildings.
2. The amendments have no material adverse impact on neighbouring properties.

**CONDITIONS**

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

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 John Roseth	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE064 – Bayside - DA-2015/279/A
2	PROPOSED DEVELOPMENT	Construction of two x nine (9) storey residential flat buildings comprising 74 residential units, basement parking and demolition of existing structures.
3	STREET ADDRESS	19-21 Willis Street, Wolli Creek
4	APPLICANT/OWNER	Lateral Estate Pty LTD
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No.55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ Rockdale Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Rockdale Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 92, 97A, 98A, 98E, 115(3) &amp; 115(3A)</li> <li>• Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 13 June 2017</li> <li>• Written submissions during public exhibition: nil</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Site inspection and briefing meeting: 23 March 2017</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report