

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT ROCKDALE COUNCIL ON THURSDAY, 14 APRIL 2011 AT 11.00AM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Chris Watson	Panel Member
Wayne Carter	Panel Member

IN ATTENDANCE

Marta Sadek	Rockdale Council
Fiona Prodromou	Rockdale Council
Les Edgar	Rockdale Council
Luis Melim	Rockdale Council

APOLOGY: NIL

1. The meeting commenced at 11.32am

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2010SYE092 - Rockdale - DA-2011/158 - INTEGRATED DEVELOPMENT - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING FOUR (4) BUILDINGS CONTAINING 225 RESIDENTIAL UNITS AND ONE(1) COMMERCIAL UNIT OVER A BASEMENT CARPARK, ASSOCIATED LANDSCAPING, NEW ROAD, INFRASTRUCTURE WORKS, DEDICATED OPEN SPACE AND SUBDIVISION - 45 Bonar Street Arncliffe

5. Public Submission -

Theo Lucas	Addressed the panel on behalf of the applicant
Chris Xistouris	Addressed the panel on behalf of the applicant
Anthony Betros	Addressed the panel on behalf of the applicant

6. Business Item Recommendations

2010SYE092 - Rockdale - DA-2011/158 - INTEGRATED DEVELOPMENT - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING FOUR (4) BUILDINGS CONTAINING 225 RESIDENTIAL UNITS AND ONE(1) COMMERCIAL UNIT OVER A BASEMENT CARPARK, ASSOCIATED LANDSCAPING, NEW ROAD, INFRASTRUCTURE WORKS, DEDICATED OPEN SPACE AND SUBDIVISION - 45 Bonar Street Arncliffe

The Panel resolves unanimously to adopt the recommendation of the planning assessment report to approve the application, for the reasons set out in the report, and subject to the conditions attached to the report.

7. Business Items

ITEM 2 -2010SYE095 - Rockdale - DA 170/2011 - Demolition of existing structures and construction of multi storey mixed use development comprising two buildings with a total of 51 residential units (27 x 1 bedroom, 20 x 2 bedroom, 4 x 3 bedroom) (including 4 work/live units) 2 commercial tenancies (189sq/m retail space) and 75 carparking spaces - 551-553 Princess Highway Rockdale

8. Public Submission -

Paolo Salotto	Addressed the panel on behalf of the applicant
Ben Hendriks	Addressed the panel on behalf of the applicant
Steve Zappia	Addressed the panel on behalf of the applicant
Stiddhath Mansukhani	Addressed the panel on behalf of the applicant

9. Business Item Recommendations

2010SYE095 - Rockdale - DA 170/2011 - Demolition of existing structures and construction of multi storey mixed use development comprising two buildings with a total of 51 residential units (27 x 1 bedroom, 20 x 2 bedroom, 4 x 3 bedroom) (including 4 work/live units) 2 commercial tenancies (189sq/m retail space) and 75 carparking spaces - 551-553 Princess Highway Rockdale

1. The Panel resolves unanimously to adopt the recommendation of the planning assessment report to approve the application, for the reasons set out in the report, and subject to the conditions attached to the report plus one additional condition, ie *"All of the floor area occupied by the wintergardens shall be retained as private open space and shall not be further enclosed."*
2. The Panel was concerned about the large areas of private open space in relation to the size of the apartments. It requests the council to formulate policies on the acceptable area of private open space that is appropriate to be excluded from floor space calculations

The meeting concluded at 12.30pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
15 April 2011