

# MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT PLANNING ASSESSMENT COMMISSION ON THURSDAY, 14 JULY 2011 AT 10.30AM

## PRESENT:

|                  |                                      |
|------------------|--------------------------------------|
| John Roseth      | Chair                                |
| David Furlong    | Panel Member (did not sit on item 1) |
| Julie Savet Ward | Panel Member                         |
| Chris Watson     | Panel Member                         |
| Wayne Carter     | Panel Member                         |

## IN ATTENDANCE

|                |                  |
|----------------|------------------|
| Michael Maloof | Rockdale Council |
| Marta Sadek    | Rockdale Council |
| Steven Kerr    | Rockdale Council |

## APOLOGY: NIL

1. The meeting commenced at 10.35am.

## 2. Declarations of Interest -

David Furlong for Item 1.

## 3. Business Items

**ITEM 1 - 2011SYE032 – Rockdale - DA-308/2011 - Construct four residential floors containing 74 units above the podium to replace the two commercial office levels previously approved by Council on the site (DA-2007/123) for a mixed use development - 524-544 Rocky Point Road, SANS SOUCI NSW 2219**

## 4. Public Submission -

|              |  |
|--------------|--|
| Brian O'Dowd | Addressed the panel <b>against</b> the item    |
| Rod Groom    | Addressed the panel on behalf of the applicant |

## 5. Business Item Recommendations

**ITEM 1 - 2011SYE032 – Rockdale - DA-308/2011 - Construct four residential floors containing 74 units above the podium to replace the two commercial office levels previously approved by Council on the site (DA-2007/123) for a mixed use development - 524-544 Rocky Point Road, SANS SOUCI NSW 2219**

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to grant deferred commencement consent to the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.

2. The Panel is aware that many of the objectors consider the scale of the proposed building inappropriate. However, the proposal complies with the FSR and almost complies with the maximum height control applying to the site. Although the proposal is now much larger than the buildings around it, these controls are likely to increase the scale of development in the vicinity.
3. In reaching its decision, the Panel was conscious that there are numerous constraints on this site, the major one of which is to minimise overshadowing the houses to the east. The proposal concentrates its bulk towards Rocky Point Road and maximises its separation from the east. The Panel placed major weight on maintaining the amenity of residents to the east.

**6. Business Items**

***ITEM 2 - 2010SYE109 – Rockdale - DA-2011/232 - Mixed Use Development - 564 Princes Highway Rockdale***

**7. Public Submission -**

Ben Hendricks

Addressed the panel on behalf of the applicant

**8. Business Item Recommendations**

***2010SYE109 – Rockdale - DA-2011/232 - Mixed Use Development - 564 Princes Highway Rockdale***

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report, except for changing the proposed deferred commencement condition into an ordinary condition with the CASA's approval being required before the issue of the Construction Certificate for above-ground works.

The meeting concluded at 11.55am

Endorsed by

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