

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 February 2016 at 10.30am

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

Apologies: Tim Moore - Declarations of Interest: David Furlong. Andrew Tsounis declared a non-pecuniary interest in that he knows a partner of the applicant's accountancy firm.

Determination and Statement of Reasons

2015SYE040 – Rockdale - DA-2015/322 - Integrated Development - Construction of a twelve (12) storey mixed use development, including eighty-four (84) residential units, three (3) commercial units, basement parking, rooftop terrace and demolition of existing structure - 433-439 Princes Highway Rockdale as described in Schedule 1.

Date of determination: 11 February 2016

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's decision

The Panel approved the application for the following reasons:

The proposal satisfies the objectives of the zone.

The proposal demonstrates design excellence.

The provision of a public right-of-way and the dedication of land are of substantial public benefit and justify the minor variation in height

Conditions: The development application was approved subject to the conditions in the assessment report, except for:


The deferred commencement condition is limited to five years, not six months.


The following condition is added:

"The following fees shall be paid to Council prior to the issue of a Construction Certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.

1. A Footpath Reserve Restoration Deposit of \$17 565.14. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. The deposit may be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council.
2. An environmental enforcement fee of 0.25% of the cost of the works.
3. A Soil and Water Management Sign of \$16.50.

Panel members:


John Roseth (chair)

Sue Francis

Andrew Tsounis

Michael Nagi

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE040 – Rockdale - DA-2015/322
2	Proposed development: Integrated Development - Construction of a twelve (12) storey mixed use development, including eighty-four (84) residential units, three (3) commercial units, basement parking, rooftop terrace and demolition of existing structure
3	Street address: 433-439 Princes Highway Rockdale
4	Applicant: JBA Urban Planning Consultants Pty Ltd Owner: Health Infrastructure
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP – BASIX • SEPP - Infrastructure 2007 • SEPP – State and Regional Development 2011 • SEPP 65 – Design Quality of Residential Flat Development • Rockdale Local Environmental Plan 2011 • Rockdale Development Control Plan 2011 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 29 January 2016 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Support- None; Against- None; On behalf of the applicant- Theodore Lucas
8	Meetings and site inspections by the panel: Briefing Meeting on 16 April 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report