

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 26 November 2015 at 12.30pm

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE088 Rockdale DA-2016/26: Construction of a mixed use development comprising 234 residential units, six (6) commercial units, basement car parking, associated landscaping, and demolition of existing structures at 108 Princes Highway, Arncliffe as described in Schedule 1.

**Date of determination:** 26 November 2015

**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 decision:**

The proposal is consistent with the desired future character of the recently made LEP amendment.

The Panel accepts that the height variation (mainly due to the lift tower) is justified.

The Panel notes that, with the changes required by the additional conditions, the FSR of the proposal complies and that there is no need for a s4.6 variation of the FSR development standard.

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

An additional condition is imposed requiring the garbage room to be relocated to the upper basement level, the wall of the ground floor garbage room to be removed and the space to be converted into an area otherwise open where garbage bins can be stored for collection on the relevant day only. Vertical access to the ground level from the new basement garbage room is to be provided.

An additional condition is imposed removing 1 car space from any basement level.

The deep soil area in the basement may be reduced due to the high density nature of the area.

**Panel members:**



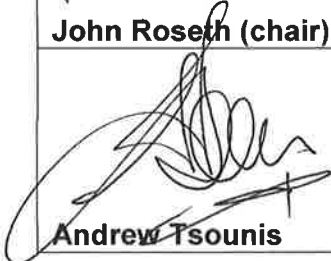
**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Andrew Tsounis**



**Michael Nagi**

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SCHEDULE 1	
1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE088 Rockdale DA-2016/26
2	<b>Proposed development:</b> Construction of a mixed use development comprising 234 residential units, six (6) commercial units, basement car parking, associated landscaping, and demolition of existing structures
3	<b>Street address:</b> 108 Princes Highway, Arncliffe
4	<b>Applicant/Owner:</b> Combined Projects (Arncliffe) Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy Building Sustainability Index (BASIX)</li> <li>• State Environmental Planning Policy No.55 - Contaminated Land (SEPP 55)</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP 65)</li> <li>• Rockdale Local Environmental Plan 2011 (RLEP 2011)</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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 13 November 2015 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: Nil
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 16 September 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report