

**RECORD OF DEFERRAL  
SYDNEY EAST JOINT REGIONAL PLANNING PANEL  
MEETING HELD AT CHRISTIE CONFERENCE CENTRE  
ON THURSDAY 10 MARCH 2016 AT 10:00 AM**

Panel members:

John Roseth - Chair  
David Furlong – Panel Member  
Sue Francis – Panel Member  
Andrew Tsounis – Panel Member  
Michael Nagi - Panel Member

Council staff in attendance:

Marta Gonzales-Valdes

Apologies: None

Declarations of interest: None

Matter deferred:

**2015SYE124 Rockdale 2012/293/E: addition of two (2) levels to Block A fronting Princes Highway and one (1) level to Block A fronting Princes Highway and one (1) level to Block B fronting Chapel Lane providing a total of 20 additional residential units and alterations to the building at 564 Princes Highway, Rockdale**

**Public submissions made at this meeting:**

Against: Jenny Hien and Zhang Xiu Di  
On behalf of the applicant: Alexis Cella

**Panel Decision:**

The Panel resolved unanimously that it was satisfied on all aspects of the application and would approve it if and when the concurrence of Civil Aviation Safety Authority (CASA) is obtained. When the council informs the Panel that CASA has concurred, the Panel will communicate by electronic means to determine the application.

The proposal, with the inclusion of the two additional storeys on the Highway and one additional storey in the rear applied for in this s96 application, complies with the height control and fits into the desired future character of the Rockdale Town Centre.

The Panel gave consideration to the objections of Ms Jenny Hien and Ms Zhang Xiu Di in relation to overshadowing. The Panel notes that any additional shadow arising from the additional storeys will not make the impact worse in midwinter for the apartments of the two objectors. Moreover, the Panel notes that the site is in a Town Centre zone where expectations of solar access are necessarily reduced.

Endorsed by



John Roseth  
Chair, Sydney East Joint Regional Planning Panel  
10 March 2016