

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 8 June 2016 and 14 June 2016

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

2015SYE124 – Rockdale - DA-2012/293/E - Addition of two (2) levels 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 - 564 Princes Highway, Rockdale as described in Schedule 1.

Date of determination: 14 June 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. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

The Panel resolved unanimously that it was satisfied on all aspects of 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.

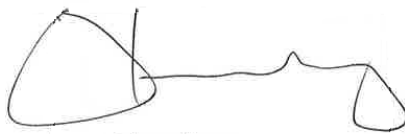
The Panel gave consideration to the objections of Ms Jenny Ren and Ms Zhang Xiu Di in relation to overshadowing. The Panel notes that any additional shadow arising from the additional storeys will not make the impact worse in midwinter for the apartments of the two objectors. Moreover, the Panel notes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

Conditions: The development application was approved subject to the conditions attached to the Council Assessment Report subject to the inclusion of the conditions required by CASA.

Panel members:



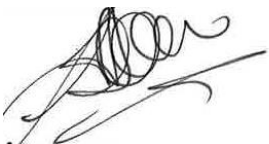
John Roseth (chair)



David Furlong



Sue Francis



Andrew Tsounis



Michael Nagi

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE124 – Rockdale - DA-2012/293/E
2	Proposed development: Addition of two (2) levels 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
3	Street address: 564 Princes Highway, Rockdale
4	Applicant/Owner: Open Space Pty Ltd
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"> • State Environmental Planning Policy Building Sustainability Index (BASIX) • State Environmental Planning Policy No.55 - Contaminated Land (SEPP 55) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development (SEPP 65) • Rockdale Local Environmental Plan 2011 (RLEP 2011) • Rockdale Development Control Plan 2011(DCP 2011) • Environmental Planning and Assessment Regulations 2000 • 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: 1 March 2016 Written submissions during public exhibition: 7 Verbal submissions at the panel meeting: Against- Jenny Ren and Zhang Xiu Di; On behalf of the applicant- Alexis Cella
8	Meetings and site inspections by the panel: Briefing Meeting on 30 November 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report