



<b>DATE OF DETERMINATION</b>	14 November 2016
<b>PANEL MEMBERS</b>	John Roseth (Chair), Sue Francis, Nicole Gurrán, George Glinatsis, Mark Castle
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic Determination meeting held between 10 November and 14 November 2016.

**MATTER DETERMINED (AS DESCRIBED IN SCHEDULE 1)**

**2016SYE034 – Rockdale - DA-2016/276 at 4 Innesdale Road Wolli Creek**

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

The majority of the panel accepts that the proposal fits into the desired future character of the locality (zoned R4) and complies with the permissible FSR.

The majority of the panel accepts that the proposal requires the variation of the height control for one lift tower and this has been justified by a submission under cl 4.6 of the LEP.


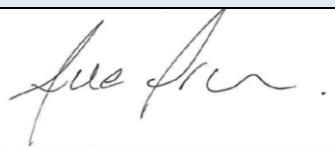



The majority of the panel was satisfied that the proposal provides affordable housing in a location in which there is great demand for it.

Sue Francis voted to defer the application to seek further amendments to the application. Ms Francis considers that the proposed rooms, by virtue of their orientation, have limited sunlight and that the lower floor to floor heights at 2.9m reduce the amenity likely to be achieved for the rooms

Further, Ms Francis considers that achieving better internal amenity is affected by the height constraint. The proposal already exceeds the height limit due in part to the freeboard required for flooding. This also affects the ability to provide basement car parking which in this case is provided by car stackers where different owners would occupy a double stacker and where no 'pits' are provided for the stackers. In the circumstances of the site's central location and public transport accessibility, she considers that less (or no) parking should be provided; that any parking not be 'stacked' and the opportunity to increase the floor to floor heights be achieved.

**CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report and Supplementary reports.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Nicole Gurrán	 George Glinatsis
 Mark Castle	

<b>SCHEDULE 1</b>		
<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	2016SYE034 – Bayside Council - DA-2016/276
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	Construction of a six (6) storey boarding house, comprising 38 boarding rooms plus one manager's room and ground level parking and demolition of existing structures
<b>3</b>	<b>STREET ADDRESS</b>	4 Innesdale Road Wolli Creek
<b>4</b>	<b>APPLICANT/OWNER</b>	VP1 Pty Ltd
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Private infrastructure and community facilities over \$5 million
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy – Affordable Rental Housing</li> <li>○ State Environmental Planning Policy – State and Regional Development 2011</li> <li>○ Rockdale Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Rockdale Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> and regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 4 October 2016</li> <li>• Council supplementary report: 10 November 2016</li> <li>• Written submissions during public exhibition: 8 and 1 petition with 46 signatures</li> <li>• Verbal submissions at the panel meeting 12 October 2016: <ul style="list-style-type: none"> <li>○ Object – Uwe Clasens</li> <li>○ On behalf of the applicant – Alex Veryinis</li> </ul> </li> </ul>
<b>8</b>	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing Meeting 4 May and 12 October 2016</li> <li>• Determination Meeting (matter deferred) 12 October 2016</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approve
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report