



DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Thursday 18 April 2019
PANEL MEMBERS	Carl Scully (Chair), Julie Savet Ward, John Roseth, Michael Sheils
APOLOGIES	Sue Francis
DECLARATIONS OF INTEREST	Michael Nagi and Ed McDougall declared a non-pecuniary conflict of interest as Council is a part landowner.

Public meeting held at Fraser Suites Sydney, 488 Kent Street Sydney on 18 April 2019, opened at 10am and closed at 10.03am.

MATTER DETERMINED

2019ECI009 – Bayside – DA2014/319/C at 213 Princes Highway and 4 Wardell Street Arncliffe for modifications to an approved development (as described in Schedule 1)

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 and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The amendment application involves a change in the façade treatment. If not handled appropriately, that change could result in the loss of the appearance of the tower elements as separately seen slim towers.






The consent, as conditioned, requires the box frames covering the façade to protrude beyond the plane of the leaf screens, and the new metal panels to have expressed joints. The result is that the visual effect of the slim tower elements is retained.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

There were no objections from community to this modification.

PANEL MEMBERS	
 Carl Scully (Chair)	 Julie Savet Ward
 John Roseth	 Michael Sheils
 Mairaed Bilmon	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019ECI009 – Bayside – DA2014/319/C
2	PROPOSED DEVELOPMENT	Modification to leaf-stream screens to re-align with balcony and accessible locations.
3	STREET ADDRESS	213 Princes Highway and 4 Wardell Street Arncliffe
4	APPLICANT/OWNER	Ralan Arncliffe Pty Ltd Bayside Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.65 Rockdale Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Rockdale Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 5 April 2019 Written submissions during public exhibition: nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> Council assessment – Gabrielle Morrish (consultant for planner)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation, 18 April 2019 at 10am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Julie Savet Ward, John Roseth, Michael Sheils, Mairaed Bilmon <u>Council assessment staff</u>: Lincoln Lawler, Luis Melim, Pascal Van de Walle, Marta Gonzalez-Valdes, Gabrielle Morrish, Elina Braunstein
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report