



Planning

MODIFICATION REQUEST:

***78 - 96 Arncliffe Street & 31-45 Princes Highway,
Wolli Creek***

(MP09_0169 MOD 3)

Minor modifications to the roof form and finishes



Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

March 2013

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1. BACKGROUND

1.1 The Site

The site is identified as 78-96 Arncliffe Street and 31-45 Princes Highway, Wollie Creek and includes Lots 1-9 DP 24018 and Lots 3 & 4 DP 1032962. The subject site is located in the inner south-west of Sydney (Figure 1).

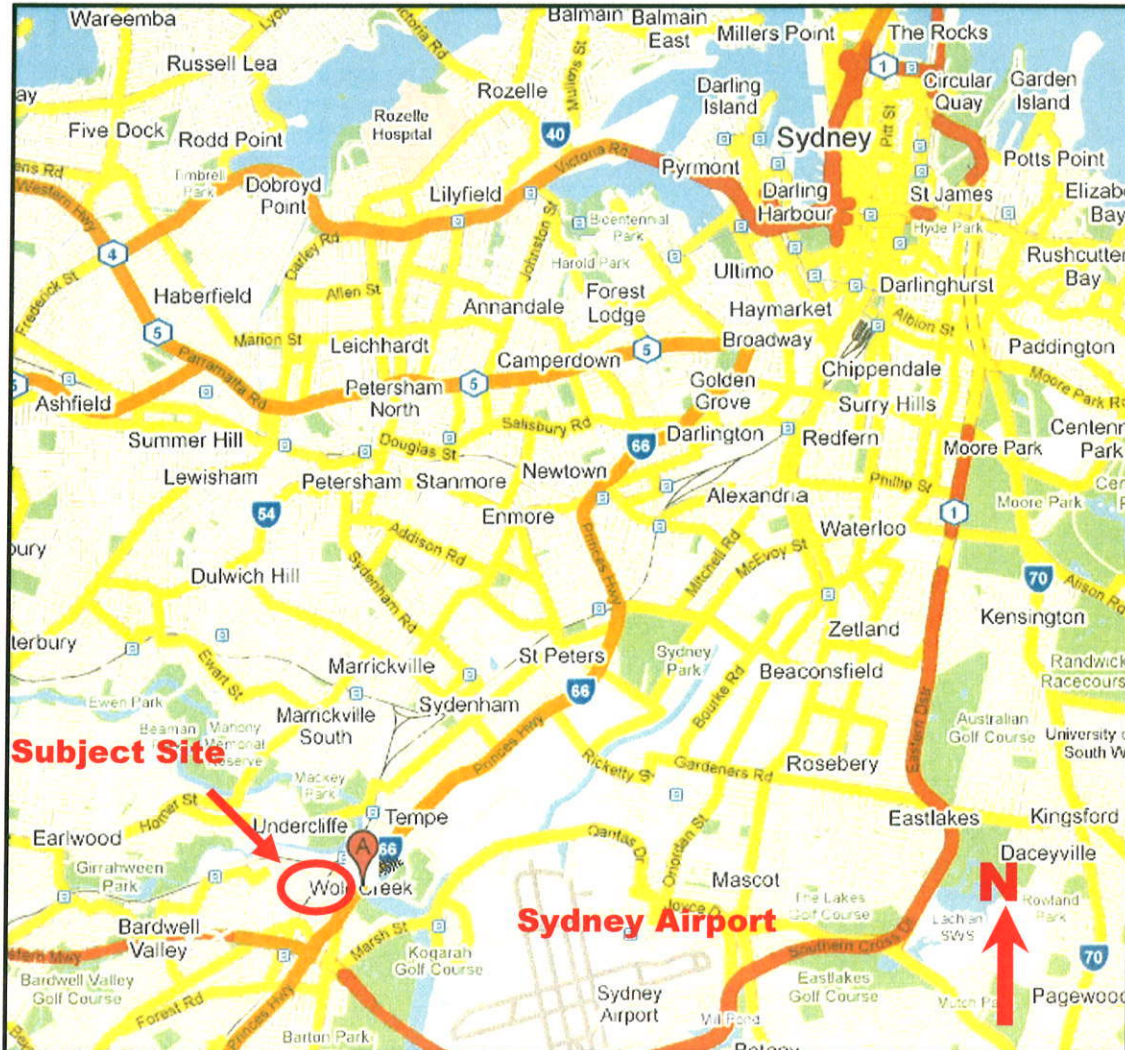


Figure 1: Site location

The area is serviced by extensive commuter rail and bus services. Wollie Creek Railway Station is located approximately 230 metres north-west of the site and major bus routes run along the Princes Highway.

Primary road access into the Wollie Creek village is off the Princes Highway via Brodie Spark Drive from the east and Wollongong Road provides secondary access from the west. The Wollie Creek Railway Station provides access to the East Hills, Illawarra and New Southern rail lines, whilst the Arncliffe Railway Station accesses the Illawarra Line. The area is also serviced by State Transit bus routes.

The site has three street frontages with the main frontages to Arncliffe Street to the north and Princes Highway to the south. Brodie Spark Drive is located to the east and the adjoining neighbour to the west is a large Suttons Motors Car Dealership. The site has a total area of 12,451sqm and is generally rectangular in shape (**Figure 2**).

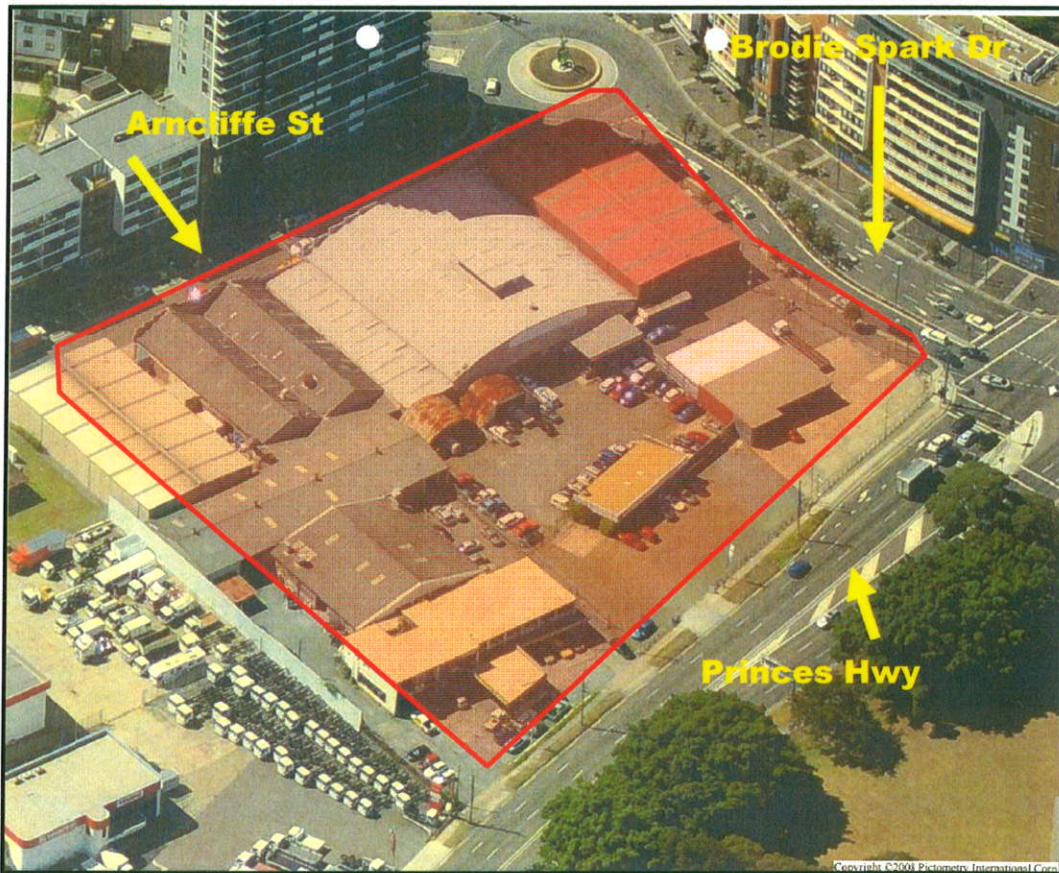


Figure 2: Aerial of site and locality

The site is adjacent to the proposed Cooks Cove redevelopment. It is in close proximity to Wolli Creek Railway Station, Port Botany, Sydney Airport, the M5 Motorway, and the Sydney CBD, making it highly accessible. The area forms part of a growing redevelopment zone extending along the Airport Rail Line linking Wolli Creek to Sydney Airport, Mascot, Green Square, and the Sydney CBD.

The site forms part of the Wolli Creek Redevelopment Area which has been an initiative of the Rockdale City Council. In 2006, a Development Control Plan was prepared by Council with specific planning objectives and design guidelines for development on land in this locality. Historically an industrial precinct, the area is now being transformed into a high quality, high density urban environment for living, working and recreation. When complete, the Wolli Creek Redevelopment Area will be a community of at least 6,500 residents and 7,000 workers.

The immediate surrounds of the site are characterised by new residential and mixed use development, mainly focused around Wolli Creek Railway Station. These include a series of large scale mixed use development undertaken by Meriton, Landcom, Australand and Multiplex over recent years.

There are a number of car dealerships fronting Princes Highway in the vicinity of the site, and the character of built form within the block bounded by Arncliffe Road, Brodie Spark Drive and the Pacific Highway is dominated by old light industrial buildings and sales yards.

1.2 Previous applications

On 7 July 2010, the Deputy Director-General approved MP09_0169, for the Stage 1 Project Application for the temporary use of the site for retail purposes, including demolition and construction works. The project was to be constructed in two phases, with Phase one being a full line supermarket and Phase 2 being a specialty retail store (Dan Murphy's) . Phase 1 has been completed and is operational. Construction has commenced on Phase 2.

On 22 February 2011, the Director Metropolitan & Regional Projects South approved a modification 1 to the project application (MOD 1) to increase the retail floor area by 408m²; extend the loading dock operation hours; amend the car parking layout; relocate the plant and equipment; minor design changes to the building, layout and elevations; and amend Section 94 Contributions.

A second modification was lodged but withdrawn prior to determination.

2. PROPOSED MODIFICATION

2.1 Modification Description

This application seeks approval for the following modifications to Phase 2 of the project (Dan Murphy's):

- To increase the height of the roof ridge line from RL9.8 to RL10.10;
- To modify the roof to include a lift overrun to a height of RL10.40;
- The addition of fan and drainage trays to the roof; and
- To modify the finishes on the north-eastern and north-western elevations from a precast wall/panel with texture paint and metal cladding, to a rendered block wall with a painted finish and painted fibre cement cladding.

The application originally also sought approval for a mechanical louvre on the north-eastern elevation, but that request has since been deleted and no longer forms part of the application.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

Section 75W(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to delete and modify conditions of the Project Approval, the modification will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this modification, as key issues were addressed by the existing DGRs.

3.3 Delegated Authority

On the 28 September 2011 the Minister for Planning and Infrastructure delegated his powers and functions under Section 75W of the EP&A Act 1979 to the Directors in the Major Projects Assessment Division in instances where:

- the relevant local council has not made an objection; and
- a political donation disclosure statement has not been made; and
- less than 10 public submissions in the nature of objections are received.

The Department received no public submissions and Council has not made an objection. There have been no political donations made in respect to this or previous applications.

4. CONSULTATION AND SUBMISSIONS

Under Section 75W of the EP&A Act, the Department is not required to notify or exhibit the application. The proposal involves only minor amendments to the approved development and therefore the application was not publicly exhibited.

The modification request was placed on the Department's website and referred to Rockdale City Council for comment. No public submissions were received and Council raised no objection to the proposed modification.

5. ASSESSMENT

5.1 Roof height

The modification seeks to modify the roof of the Dan Murphy specialty store as follows:

Area	Approved	Modification	Comments
Height of ridge line	RL 9.8	RL10.10	<ul style="list-style-type: none"> • The proposed height (6.9m) is within Council's LEP height control (46m). • The approved parapet reaches RL10.2 and will screen views of the ridgeline from the street. • The change will be largely imperceptible from the surrounding residential buildings which look down onto the roof.
Lift overrun	Not in the original application	RL10.40	<ul style="list-style-type: none"> • It was a requirement of the Minister's Project Approval that the proponent obtain approval for the fit out of the premises. Council has issued development approval for a fit out including a new lift. • The lift overrun will create a small step in the north-eastern elevation. • The modification is a minor change with no significant visual or environmental impacts.
Adjacent to ridge	-	New fan and drainage	<ul style="list-style-type: none"> • The fan and drainage trays serve the staff amenities and storeroom which sit below, providing ventilation.

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| trays | <ul style="list-style-type: none">• The new elements will not be visible from the street and will be minor elements in the context of the roof when viewed from above.• The Project approval includes conditions (F4) to control noise emissions. |
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It is acceptable for the roof line to be modified.

5.2 Finishes and exterior

The change in materials to a rendered block wall with a painted finish and fibre cement cladding will provide a modern look that will enhance the streetscape. It is acceptable for the finishes to be modified.

6. CONCLUSION

The Department has assessed the merits of the proposal. It is considered that the impacts can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance, pursuant to Section 75J of the Act.

7. RECOMMENDATION

It is recommended that the Director, as delegate for the Minister for Planning and Infrastructure:

- note the information provided in this report;
- approve the modification request, subject to conditions; and
- sign the attached modifying instruments.

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APPENDIX A MODIFICATION REQUEST

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5839

APPENDIX B RECOMMENDED MODIFYING INSTRUMENT
