

27 March 2026

Our Ref: 26/79165
Our Contact: Maze Hammond (02) 9562 1621

Thomas Piovesan
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

Dear Thomas,

RE: Modification 10 to SSD-11429726 at 26-42 Eden Street and 161-173 Princes Highway, Arncliffe

Thank you for the opportunity to provide comment on Modification 10 to the approved Mixed Use Redevelopment at 26-42 Eden Street & 161-179 Princes Highway, Arncliffe (the site).

The proposed Modification comprises:

- *Minor amendments to retail intertenancy walls without changing the total quantum of retail floorspace;*
- *Amendments to community facility façade louvres following further detailed design coordination with Council;*
- *Relocation of the upper ground community facility amenities block (to be delivered under the SSD 11429726 base build); and*
- *Amendments to various conditions of consent to enable staged occupation of the development.*

Council provides the following comments:

Deferral of Public Domain Works

The proposed deferral of the public domain works on Eden Street to Stage 4 will delay the construction of important measures to facilitate the pedestrian access to the development to and from the train station.

It would be beneficial to have these works tied to the first Occupation Certificate.

Amendments to the Timing for Various Conditions of Consent

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Proposed Amendment to Condition B22 – Eden Street Speed Limit

The Modification Report proposes amendments to Condition B22 to implement changes to the speed limit on Eden Street to 40k/h prior to Occupation Certificate for Stage 4.

This speed limit reduction is required to enable the sight distances of the driveway to comply with Australian Standards. As such, the timing of Condition B22 should correspond to the proposed construction of the driveway at Stage 1, rather than the proposed timing at Stage 4.

Proposed Amendment to Condition E38 – EV Charging Facilities

The stages referenced within the proposed amendments to Condition E38 should be inclusive of all stages with the delivery of Electric Vehicle charging. Currently proposed to list only Stages 1, 2 and 5, the proposed amendment to E38 should also reference Stage 3.

Proposed Amendments to Conditions E23 and E42 – Registrations on Title

The proposed changes to Condition E23 requires the Positive Covenant to be registered following practical completion of stormwater works in Stage 4. Conversely, the proposed amendment to Condition E42 requires registrations on Title for the development to be resolved as part of Stage 1.

The staging of registrations on Title should align to sufficiently meet the Consolidated Conditions of Consent.

We trust that DPHI will carefully consider this feedback for the proposed Modification Application.

If you require any further information, please do not hesitate to contact Maze Hammond, Urban Planner on (02) 9562 1621 or via email at Maze.Hammond@bayside.nsw.gov.au.

Yours sincerely,



David Smith
Manager Strategic Planning