Approval given for $197 million residential project in Rhodes

The NSW Planning Assessment Commission (PAC) has approved a $197 million residential complex on part of the former Allied Feeds site at Rhodes, following an assessment undertaken by Canada Bay City Council.

The project will locate new housing and retail development close to public transport and help the council meet its local housing dwelling targets.

The Department of Planning’s Director-General delegated his assessment function to Canada Bay City Council, which is currently also seeking to amend its local environmental plan to accommodate increased height and density in this very accessible location.

“This is a good example of the Department of Planning and local councils working closely together for a good planning outcome,” the Department’s Deputy Director-General of Development Assessment, Richard Pearson, said.

The application was assessed as a major project under Part 3A of the Environmental Planning and Assessment Act as a residential, commercial or retail project with a capital investment value of more than $100 million. It was determined by the PAC because a reportable political donation had been made by the proponent.

The project includes 527 residential units across four separate towers, ranging from six storeys to 25 storeys in height.

The complex also includes retail space, a childcare centre, basement parking and extensive open space at the heart of the site.

“The developer, Meriton, has made a number of changes to its project in response to public feedback,” Mr Pearson said.

“This includes a 10 per cent reduction in the number of units being proposed from 583 initially to 527 in the final plan.

“Meriton is also dedicating 4600 square metres of open space to Canada Bay Council, as required by the council’s development control plan.”

The council’s Director of Environment and Planning Tony McNamara said a number of conditions had been imposed as part of the approval.

“A number of conditions have been imposed, particularly to improve the visual appearance of the development from street level,” he said.
“These include the use of natural sandstone finishes, lowering some courtyard fences, and changes to the colour of glass on windows and balustrades.

“Other conditions will improve the level of sunlight to some units, require the basement car park to be waterproofed, and ensure that public facilities like bike parking bays, seating and drinking fountains are provided in the open space area.”

Car parking will also be limited to one space per unit to minimise car dependency and traffic impacts, while also encouraging alternative transport modes such as cycling and walking.

Meriton has also entered into a Voluntary Planning Agreement with Canada Bay Council to provide financial contributions to the council for the provision of new infrastructure.

The project is consistent with the Rhodes West Masterplan, approved by Council in October 2010, which sets out the vision for development of the Rhodes Peninsula. The project is also consistent with the NSW State Plan 2010, which encourages sustainable development close to existing centres, services and transport.

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