

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at 11:00 am on Thursday 28 October 2014 at Christies Conference Centre

Panel Members: David Furlong (Chair), Sue Francis, Tim Moore and Meredith Wallace

Apologies: Karin Hartog Declarations of Interest: None

Determination and Statement of Reasons

2014SYE039 – Rockdale - DA-2014/283 [at 286A,294-298 Forest Rd & 159 Frederick St Bexley] as described in Schedule 1.

Date of determination: 28 October 2014

Decision:

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

Panel consideration:

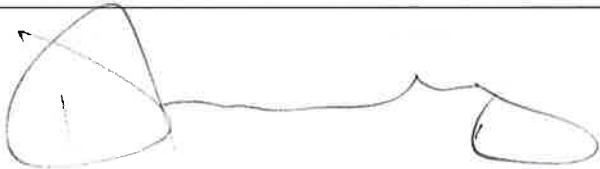
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

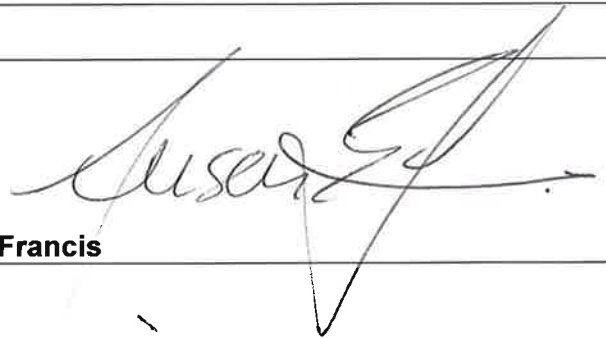
1. The proposal complies with the requirements of the Rockdale Local Environmental Plan 2011 (RLEP 2011) apart from height.
2. A clause 4.6 variation has been submitted with the application and is considered to be well founded in relation to the objectives of the control.
3. The proposal generally complies with the objectives of Council's DCP 2011 notwithstanding some minor numerical departures, which have been addressed in the Council assessment report and are considered acceptable.

Conditions: The development application was approved subject to the amended conditions dated 28 October 2014 and agreed between the parties.

Panel members:



David Furlong



Sue Francis



Tim Moore



Meredith Wallace

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE039 – Rockdale - DA-2014/283
2	Proposed development: Mixed use development containing four(4) commercial and 95 residential units with basement carparking, fencing and strata subdivision
3	Street address: 286A,294-298 Forest Rd & 159 Frederick St Bexley
4	Applicant/Owner: Mr C Johnston – Fox Johnston Architects
5	Type of Regional development: Development that has a capital investment value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • SEPP 65 – Design Quality of Residential Flat Development • SEPP 55 – Remediation of Land • SEPP Infrastructure 2007 • Rockdale Local Environmental Plan 2011 • Rockdale Development Control Plan 2011 • Environmental Planning and Assessment Regulations 2000 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 16 October 2014 Written submissions during public exhibition: four (4)
8	Meetings and site inspections by the panel: Briefing meeting on 15 April 2014
9	Council recommendation: Approval subject to conditions
10	Draft conditions: attached to report