

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 11 November 2015 and 23 November 2015

Panel Members: John Roseth (chair), David Furlong and Sue Francis

Apologies: Andrew Tsounis and Michael Nagi - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE067 – Rockdale - DA-2014/283/C - Modification to mixed use development - 286A, 294-298 Forest Road & 159 Frederick Street, Bexley as described in Schedule 1.

**Date of determination:** 23 November 2015

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report.

The panels reasons are

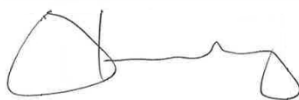
- (1) the external changes are minor;
- (2) the internal changes involving the reduction.

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

#### Panel members:



**John Roseth (chair)**



**David Furlong**



**Sue Francis**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE067 – Rockdale - DA-2014/283/C
2	<b>Proposed development:</b> Modification to mixed use development
3	<b>Street address:</b> 286A, 294-298 Forest Road &159 Frederick Street, Bexley
4	<b>Applicant/Owner:</b> Fox Johnson
5	<b>Type of Regional development:</b> s96 (2) modification
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• SEPP 65 – Design Quality of Residential Flat Development</li> <li>• SEPP 55 – Remediation of Land</li> <li>• SEPP Infrastructure 2007</li> <li>• Rockdale Local Environmental Plan 2011</li> <li>• Rockdale DCP 2011</li> <li>• Environmental Planning and Assessment Regulations 2000</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 10 November 2015 Written submissions during public exhibition: 0
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 11 June 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report OR N/A