

DATE OF DETERMINATION	28 June 2022
DATE OF PANEL DECISION	27 June 2022
PANEL MEMBERS	Carl Scully (Chair), Michael Nagi, Ed McDougall, Brian Kirk
APOLOGIES	Nil
DECLARATIONS OF INTEREST	<p>Jan Murrell declared potentially perceived conflict as she chaired the Bayside LPP when this pp was considered 18 February 2022.</p> <p>Gabrielle Morrish advised that she did the initial urban design review for Council on an earlier version of this PP – same applicant and town planners so she would be conflicted in being on the panel.</p>

REZONING REVIEW

PP-2022-1337, 152 Bunnerong Road, Eastgardens

The rezoning review request seeks to amend the Bayside Local Environmental Plan 2021 in relation to land at 152 Bunnerong Road, Eastgardens to increase the maximum building height and FSR and introduce a new local provision.

Reason for Review:

- ☒ The Council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support




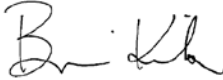
PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel resolved to defer consideration for gateway pending the furnishings of additional information as set out below:

- The Proponent is to provide further justification for strategic merit, In particular, consistency with the Eastern City District Plan and the Local Strategic Planning Statement. Notably, the Applicant is to clearly demonstrate how this planning proposal will aid in the achievement of Planning Priority E11 of the Eastern City District Plan as it applies to the Eastgardens-Maroubra Junction strategic centre as a whole. The Applicant is to have regard to any more recent, relevant and available local planning studies and strategies.
- Details be provided of a public benefit offer made to Council following discussions between the proponent and the Council. The Panel notes that generally, such a public benefit offer would relate to local infrastructure, services or facilities otherwise provided by the Council.
- The Council advise the Panel of the requirements of TfNSW for an upgraded bus interchange.
- The Council's Design Excellence Panel meet and consider the proponents proposal and advise the Panel accordingly, in particular in relation to the height, massing and location of proposed new built form.

The Panel's decision was unanimous.

PANEL MEMBERS	
 Carl Scully (Chair)	 Michael Nagi
 Ed McDougall	 Brian Kirk

SCHEDULE 1

1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	PP-2022-1337, 152 Bunnerong Road, Eastgardens
2	LEP TO BE AMENDED	Bayside Local Environmental Plan 2021
3	PROPOSED INSTRUMENT	The rezoning review request seeks to amend the Bayside Local Environmental Plan 2021 in relation to land at 152 Bunnerong Road, Eastgardens to increase the maximum building height and FSR and introduce a new local provision.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<p>Site inspection has been curtailed due to COVID-19. Panel members to undertake site inspection individually.</p> <ul style="list-style-type: none"> Briefing with Department of Planning, Industry and Environment (DPIE): 21 June 2022 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Michael Nagi, Ed McDougall, Brian Kirk DPIE staff in attendance: Alexander Galea, Bailey Williams, Laura Locke Briefing with Council: 21 June 2022 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Michael Nagi, Ed McDougall, Brian Kirk DPIE staff in attendance: Alexander Galea, Bailey Williams, Laura Locke, Doris Yau Council representatives in attendance: Josh Ford, Clare Harley, Lisa Ho Briefing with Proponent: 21 June 2022 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), Michael Nagi, Ed McDougall, Brian Kirk DPIE staff in attendance: Alexander Galea, Bailey Williams, Laura Locke Council representatives in attendance: Josh Ford, Clare Harley, Lisa Ho Proponent representatives in attendance: Steve Mitchell, David Hoy, Nik Wheeler, Michael Harrison, Greg Burgon Papers were circulated electronically on 7 June 2022.