

DATE OF DECISION	17 May 2022
PANEL MEMBERS	Carl Scully (Chair), Chris Wilson, Stuart McDonald, Paul Pappas, Michael Sheils
APOLOGIES	None
DECLARATIONS OF INTEREST	None

COOKS COVE PLANNING PROPOSAL – PP-2022-1748

The Cooks Cove Planning Proposal dated October 2021 (the planning proposal) seeks to facilitate a contemporary logistics and warehousing precinct with supporting office, retail, tourist and visitor accommodation within the portion of land currently used as the Kogarah Golf Club.

In February 2021, the Sydney Eastern City Planning Panel (the Panel), was appointed the Planning Proposal Authority (PPA) for the Cooks Cove Planning Proposal in accordance with the *Environmental Planning and Assessment Act 1979* (the Act).

PANEL DECISION AS PLANNING PROPOSAL AUTHORITY – PROCEED TO GATEWAY



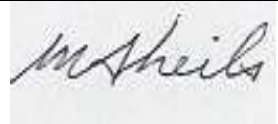
On 17 May 2022 the Panel considered the planning proposal in accordance with the Act and determined that it should be referred to the Secretary of the Department of Planning for a Gateway determination.


REASON FOR DECISION

The Panel supports the submission of the planning proposal for a Gateway determination for the following reasons:

- The planning proposal demonstrates strategic merit for the reasons set out in the report prepared by the Panel's independent consultant (attached and dated May 2022 and hereon referred to as 'the Report');
- The planning proposal demonstrates site specific merit for the reasons set out in the Report;
- The Panel supports the recommendations contained in the Report relating to the matters that need to be addressed prior to exhibition including consultation with relevant authorities;
- The Panel supports the recommendation in the Report that the planning proposal be completed within 24 months of any Gateway determination;
- The Panel has undertaken a site inspection, had extensive discussions with key stakeholders (including TfNSW and Sydney Airport Corporation Limited (SACL)), and is satisfied that the issues associated with TfNSW's ongoing need for land for road purposes, issues surrounding the Charitable Trust, and resolution of a VPA, have all been sufficiently canvassed to give the Panel confidence that they are capable of being resolved. Consequently, the Panel is satisfied that these matters present no obstacle to the planning proposal proceeding to a Gateway determination;
- Other than as set out above, the Panel is satisfied that all remaining issues are capable of being resolved at, or following, exhibition; and
- The Panel requests that prior to the exhibition of the planning proposal the Department consults the Panel and provides copies of all draft documents.

The decision was unanimous.

PANEL MEMBERS		
		
Carl Scully (Chair)	Stuart McDonald	Michael Sheils



Chris Wilson



Paul Pappas