

Exhibition of Planning Proposal at 1 Highworth Avenue, Bexley

This document answers frequently asked questions about the planning proposal at 1 Highworth Avenue, Bexley.

What are the Council's, the Sydney Eastern Planning Panel (Panel) and the Departments role in the process?

The Council's role for this planning proposal

This planning proposal originally was submitted to Bayside Council on 1 July 2024. On 28 May 2025, Council resolved not to support the planning proposal, and the proponent subsequently lodged a rezoning review request. In November 2025, the Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel appointed itself as the Planning Proposal Authority (PPA).

Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

Sydney Eastern Planning Panel Planning Panel's role for this proposal

The Panel acts as the independent body in rezoning reviews within the Bayside Council Local Government Area. Given Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. As the Panel was appointed as the Planning Proposal Authority, it is therefore responsible for preparing the package of planning proposal documents for public exhibition, managing the public consultation process, and considering all submissions received during exhibition.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 1 December 2025, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 2 March 2026 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination. A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions. The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation. An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review, the Sydney Eastern Planning Panel is the PPA and the Department will be the Local Plan-Making Authority.

Will traffic and parking impacts be considered?

Yes. A Traffic and Parking Report has been prepared as part of the planning proposal. It considers the surrounding road network, expected traffic impacts, location of additional parking and relocation of the site access points on the concept layout.

Any traffic and parking impacts will be considered post-exhibition by the Panel and the Department prior to finalisation.

Will noise and light impacts be considered?

Yes. A Noise Assessment Report and External Lighting Performance Brief have been prepared as part of the planning proposal. These reports consider the potential impacts on the neighbouring properties and road network.

Any potential noise or light impacts will be considered post-exhibition by the Panel and the Department prior to finalisation.