

DATE OF DETERMINATION	Thursday, 2 July 2026
DATE OF PANEL DECISION	Wednesday, 24 June 2026
PANEL MEMBERS	Carl Scully (Chair), Cinnamon Dunsford, Glennis James
APOLOGIES	
DECLARATIONS OF INTEREST	

Public meeting held by Public Teleconference on 24 June 2026, opened at 11:45am and closed at 12:09pm. Papers were circulated electronically on 16 June 2026.

PLANNING PROPOSAL

PP-2024-1442 - Bayside LGA, 1 Highworth Avenue, Bexley (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, should be made.

In making its decision, the Panel encourages the Department in finalising the instrument to ensure that an appropriate mechanism is in place to ensure the subject site is used for a car park, rather than the expansion of the McDonalds restaurant building.

The Panel's decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, 15 June 2026 and met with the Department, SLR Consulting Australia Pty Ltd, Bayside Council and members of the community in a public meeting.

The Panel concurred with the Department's Post Exhibition Report that:

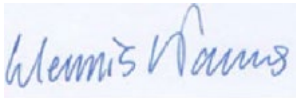
- The proposal demonstrates strategic and site specific merit
- The conditions of the Gateway have been met
- Community consultation has occurred in accordance with the Gateway determination
- Submissions raised had been adequately addressed.

Consequently, the Panel agreed that the proposal warranted support without amendment.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included traffic, expansion of commercial operation, amenity, lighting, litter and noise, safety and maintenance and lack of consultation.

The Panel considers that the concerns raised by the community have been adequately considered in the Department’s Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Carl Scully (Chair)	 Cinnamon Dunsford
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2024-1442 - Bayside LGA - 1 Highworth Avenue, Bexley
2	LEP TO BE AMENDED	Bayside Local Environmental Plan (LEP) 2021
3	PROPOSED INSTRUMENT	The proposal seeks to introduce an Additional Permitted Use (APU) for the purposes of a take away food and drink premises at 1 Highworth Avenue, Bexley.
4	MATERIAL CONSIDERED BY THE PANEL	• Department Planning, Housing and Infrastructure Post Exhibition Report, 15 June 2026 • Written submissions during public exhibition: 17 • Total number of unique submissions received by way of objection: 17 • Verbal submissions at the Panel's public meeting: 11:45am – 12:09pm, 24 June 2026 ○ Registered Speakers: Lisa Marigliano and Peter Brackenreg. ○ On behalf of Bayside Council: Maze Hammond, Robert McKinlay ○ On behalf of the proponent: Jarrod Dixon, Stewart Floresta, Demi Goussis
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	• Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 11:00am – 11:35am, 24th June 2026 ○ Panel members: Carl Scully (Chair), Cinnamon Dunsford, Glennis James ○ DPHI staff: Louise McMahon, Douglas Cunningham, Renee Ezzy, Tharani Yogonathan, Kelly McKellar ○ Key Issues Discussed: • Traffic • Expansion of commercial operation • Consideration of alternatives available. • Panel Determination: ○ Panel members: Carl Scully (Chair), Cinnamon Dunsford, Glennis James ○ DPHI staff: Louise McMahon, Douglas Cunningham, Renee Ezzy, Tharani Yogonathan, Kelly McKellar