

DATE OF DECISION	7 May 2020
PANEL MEMBERS	Carl Scully (Chair), Roberta Ryan, Sue Francis, Michael Sheils, Paul Pappas
APOLOGIES	None
DECLARATIONS OF INTEREST	Ed McDougall, Michael Nagi declared a conflict as they previously voted on the proposal in their roles at Council. Jan Murrell declared a conflict as she Chaired the Local Planning Panel who considered the matter previously. None participated in the Panel for this Rezoning Review.

REZONING REVIEW

2020ECI003 - Bayside - RR_2020_BSIDE_001_00 - Rezoning Review for 88-96 New Illawarra Road & 307-311A Bexley Road, Bexley North (AS DESCRIBED IN SCHEDULE 1)

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 determined that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
 - ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION






The Panel considers the proposal consistent with the relevant District Plan, Rockdale City Community Strategic Plan, Rockdale Urban Strategy, and residential and access strategies. The proposal is within 200 metres of the Bexley North train station and 50 metres south of the town centre. The proposed densities would be a transitional from the town centre to the recently approved social housing project.

The Panel considers the likely traffic impact of this proposal to be acceptable within the town centre location.

The Panel considers the matter should proceed to Gateway, but does not suggest a minimum lot size in the Local Environmental Plan (LEP). Rather this can be dealt with in a site specific Development Control Plan (DCP).

The Panel would, however, make the following suggestions to the delegate in relation to the Gateway Determination:

1. Include a site specific DCP to address site area, setbacks and transitions to adjoining development
2. That the public benefits offered by the proponent, such as affordable housing, augmentation of open space and improved pedestrian access to the station, to the Panel be formalised with Council prior to finalising of any instrument.

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Sue Francis	 Michael Sheils
 Paul Pappas	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2020ECI003 - Bayside - RR_2020_BSIDE_001_00 Rezoning Review for 88-96 New Illawarra Road & 307-311A Bexley Road, Bexley North
2	LEP TO BE AMENDED	Rockdale Local Environmental Plan 2011
3	PROPOSED INSTRUMENT	<p>The proposal seeks to amend Rockdale Local Environmental Plan (LEP) 2011 to:</p> <ul style="list-style-type: none"> •rezone the land from R2 Low Density Residential to R4 High Density Residential; •remove the 450m2 minimum lot size; •increase the maximum height of buildings from 8.5m (2 storeys) to 20.5m (6 storeys); and •increase the maximum floor space ratio from 0.5:1 to 2:1. <p>The application was submitted by 'Planning Direction' on behalf of the landowners of the site as Bayside Council notified the proponent that the request to prepare a planning proposal has not been supported.</p>
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	<ul style="list-style-type: none"> • Site inspection: Various. Due to Corona virus precautions, the Panel visited the site independently, prior to 7 May 2020. • Briefing with Department of Planning, Industry and Environment (DPIE): 7 May 2020, 9am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Roberta Ryan, Sue Francis, Michael Sheils, Paul Pappas ○ DPIE staff in attendance: Brendan Metcalfe, Kris Walsh, Alexander Galea • Joint Briefing with Council and Proponent: 7 May 2020, 10am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Roberta Ryan, Sue Francis, Michael Sheils, Paul Pappas ○ DPIE staff in attendance: Brendan Metcalfe, Kris Walsh, Alexander Galea ○ Council representatives in attendance: Michael McCabe, Clare Harley ○ Proponent representatives in attendance: Nigel White, Tony Jreige, Robert Varga, Esan Rahmani