

Ms Meredith Wallace
General Manager
Bayside Council
PO Box 21
Rockdale NSW 2216

11 May 2020

Dear Ms Wallace

Request for a Rezoning Review - 2020ECI003 - Bayside - RR_2020_BSIDE_001_00

I refer to the request for a Rezoning Review for a proposal at 88-96 New Illawarra Road & 307-311A Bexley Road, Bexley North to amend the Rockdale Local Environmental Plan 2011 to 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.

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.

The Sydney Eastern City Planning Panel has recommended that the proposal should be submitted for a Gateway determination. In making this decision, the Planning Panel considered the request and advice provided by Council. A copy of the panel's decision is attached.

Consequently, Council is invited to be the Planning Proposal Authority (PPA) for this proposal and to advise the Planning Panels Secretariat within 42 days of the date of this letter whether it will undertake the role of PPA for this proposal. Should Council agree to be the PPA, it will need to prepare a planning proposal under section 3.33 (formerly section 55) of the *Environmental Planning and Assessment Act 1979* and submit it for a Gateway determination within 42 days after accepting this role.

If Council does not wish to progress this matter, the panel will be appointed to prepare the planning proposal.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2062 or via email to stuart.withington@planning.nsw.gov.au

Yours sincerely



Carl Scully
Chair, Sydney Eastern City Planning Panel
encl. Rezoning Review Record of Decision

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

