

Nigel White
Planning Direction P/L
10/241-245 Pennant Hills Road
Carlingford NSW 2118

11 May 2020

Dear Nigel White

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

I refer to your 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 determined that the proposal should be submitted for a Gateway determination. In making this decision, the Planning Panel considered the request and advice provided by the council. A copy of the panel's decision is attached.

Council has been advised of this decision and has been asked to advise if it would like to be the Planning Proposal Authority (PPA) for this proposal within 42 days of the date of this letter.

If Council agrees to be the PPA, it will need to prepare and submit a planning proposal in accordance with section 3.33 (formerly section 55) of the *Environmental Planning and Assessment Act 1979*. If a planning proposal is not submitted by the council within 42 days of accepting the role of PPA, or the council indicates that it will not submit a planning proposal within the timeframe, the panel will be appointed to prepare the planning proposal.

In the event that the panel is appointed as the PPA, an additional fee of \$25,000 plus any additional necessary charges to recover costs on a proposal-specific basis will be payable. You will be advised of any such appointment by way of separate letter.

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

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