REZONING REVIEW
RECORD OF DECISION
SYDNEY SOUTH PLANNING PANEL

DATE OF DECISION	06 December 2016
PANEL MEMBERS	Morris Iemma (Chair), Bruce McDonald, Stuart McDonald and Jane Fielding
APOLOGIES	Peter Smith and Nicole Gurran
DECLARATIONS OF INTEREST	None

REZONING REVIEW
2016SYE101 – Canterbury-Bankstown Council - PGR_2016_CBANK_001_00 at 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie.

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

REASONS FOR THE DECISION

Strategic Merit
There is strategic merit in a substantial development of the site in the context of the Sydenham – Bankstown Metro Extension, associated draft Sydenham to Bankstown Urban Renewal Corridor Strategy and the designation of Campsie as 'district centre' under the South District Plan.

However to support the proposal in its current form would be premature given the corridor strategy will be re-exhibited by State Government and a master plan, planning controls and infrastructure improvements for the Campsie centre are yet to be determined.

The planning proposal under consideration, given the site's location within the centre and the scale, form and use of the intended development, has the scope to substantially define the character of the centre and its economic role within the broader South District.

PANEL MEMBERS	
Morris Iemma (Chair)	Bruce McDonald
Stuart McDonald	Jane Fielding

SCHEDULE 1		
1	**PANEL REF – LGA – DEPARTMENT REF – ADDRESS**	2016SYE101 – Canterbury-Bankstown Council PGR_2016_CBANK_001_00 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie
2	**LEP TO BE AMENDED**	Canterbury Local Environmental Plan 2012
3	**PROPOSED INSTRUMENT**	The proposal seeks to amend the Canterbury Local Environmental Plan 2012 to increase Rezoning Review Request to amend Canterbury Local Environmental Plan 2012 to increase the building height limit from 21m to 50m, 60m and 79m, Lot 101, DP 739 066; Lot 1, DP 575 837; Lot 1 & 2, Sec A, DP 4190; Lots 1 & 2, DP 176 308, 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie.
4	**MATERIAL CONSIDERED BY THE PANEL**	• Rezoning review request documentation • Department briefing report
5	**MEETINGS AND SITE INSPECTIONS BY THE PANEL**	• Site inspection: 6 December 2016 o In attendance – **Panel members**: Morris Iemma, Bruce McDonald, Stuart McDonald and Jane Fielding **Department of Planning and Environment (DPE)**: Helen Wilkins, Karen Armstrong and Martin Cooper • Briefing meeting with Proponent, 6 December 2016, 11.15 am to 12.00 pm o In attendance – **Panel members**: as above **DPE:** Helen Wilkins, Karen Armstrong and Martin Cooper **Proponent:** James Matthews, Matthew Daniel, Frank Stanisic, Joe Alha and Alexandra Hill • Briefing meeting with Council and DPE, 6 December 2016, 12.00 pm to 12.25 pm o In attendance - **Panel members**: as above **DPE:** Helen Wilkins, Karen Armstrong and Martin Cooper **Council:** Mitchell Noble, Warren Farleigh and Tom Forster