

DATE OF DECISION	Thursday 8 November 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis
APOLOGIES	Ron Bezic
DECLARATIONS OF INTEREST	Ed McDougall, Michael Nagi, Joe Awada and Andrew Tsounis were all conflicted on this matter having voted on the proposal at a council meeting on 11 July 2018.

REZONING REVIEW

2018SCL069 – Bayside – RR_2018_BSIDE_001_00 at 119 Barton Street Monterey (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

In the Panel's view, the proposal has strategic merit as it contributes to housing supply and diversity in a location supported by social infrastructure and public transport. As a medium-density development, it is appropriately located within an area similarly zoned R3 and also intended for medium-density development.

The proposal also has site-specific merit as the proposed controls are consistent with those in other areas zoned for medium density in the Rockdale Local Environmental Plan 2011 and specifically the adjoining land. Based on the urban design analysis of the supporting schematic design, the proposal's impact on surrounding land will be reasonable.

The Panel notes that the council's planning officers and the Bayside Local Planning Panel recommended that the proposal be submitted to the Department for Gateway determination. The Panel also notes that the elected council's refusal to proceed with the planning proposal was based on a general reluctance to lose any land zoned for private recreation rather than on any strategic or site-specific considerations.

PANEL MEMBERS	
 Carl Sully (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SCL069 – Bayside – RR_2018_BSIDE_001_00 119 Barton Street Monterey
2	LEP TO BE AMENDED	Rockdale Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to rezone from RE2 Private Recreation to R3 Medium Density Residential and introduce a maximum floor space ratio, a maximum building height and a minimum lot size control for the site.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection & Briefing with Department of Planning and Environment (DPE): 8 November 2018 at 9.30am <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Alexander Galea, Lewis Demerezi Briefing with Council & Proponent: 8 November 2018 at 11.30am <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Alexander Galea, Lewis Demerezi Council representatives in attendance: Clare Harley Proponent representatives in attendance: Kate Bartlett, Shari Lowe