

DATE OF DECISION	12 April 2018
PANEL MEMBERS	Stuart McDonald (Chair), Peter Brennan and Clare Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	Con Hindi, Nick Katris and Leesha Payor- voted on the matter at Council's 9 October 2017 'Environment and Planning Committee' meeting.

The Sydney South Planning Panel met on 13 February 2018 to review the proposal. Panel members at this meeting were Helen Lochhead (Chair), Bruce McDonald, Nicole Gurrin, Con Hindi and Nick Katris. Post meeting, a declaration of interest was identified and consequently the Chair determined that a new panel should be formed to review the proposal and form a decision on whether the application should proceed to Gateway.

REZONING REVIEW

2017SSH047– Georges River – IRF17/250 - AT 73 Vista Street, Sans Souci (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 planning proposal lacked strategic merit and therefore the Panel recommended against the proposal proceeding to Gateway.

The Panel found that the planning proposal has site specific merit with regards to the rezoning of the W2 land and redefinition of the foreshore building line, given the apparent anomaly associated with these planning controls as related to the existing land form.

The Panel found that the proposed built form controls associated with the site specific seniors housing use do not have site specific merit.

The Panel acknowledges a future planning proposal to address the zoning and foreshore building line anomalies, supported by relevant technical information, may have merit. That relevant technical information would include a hydrological survey to identify the current mean high water mark.

Further the Panel notes that the Council has commenced a strategic review of appropriate planning controls for foreshore land in the local area.

PANEL MEMBERS	
 Stuart McDonald (Chair)	 Clare Brown
 Peter Brennan	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2017SSH047 – Georges River– IRF17/250 - at 73 Vista Street, Sans Souci
2	LEP TO BE AMENDED	Kogarah Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Kogarah LEP 2012 to rezone part of the site from W2 recreational waterways to R2 low density residential, amend the foreshore building line and make amendments to Schedule 1 additional permitted uses for land.
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: 12 April 2018, 10.00am <ul style="list-style-type: none"> Panel members in attendance: Stuart McDonald (Chair), Clare Brown and Peter Brennan Department of Planning and Environment (DPE) staff in attendance: Douglas Cunningham and Kris Walsh Briefing meeting with Department of Planning and Environment (DPE): 12 April 2018, 11.00am <ul style="list-style-type: none"> Panel members in attendance: Stuart McDonald (Chair), Clare Brown and Peter Brennan DPE staff in attendance: Douglas Cunningham, Kris Walsh and Douglas Cunningham Briefing meeting with Council: 12 April 2018, 11.30am <ul style="list-style-type: none"> Panel members in attendance: Stuart McDonald (Chair), Clare Brown and Peter Brennan DPE staff in attendance: Douglas Cunningham, Kris Walsh and Douglas Cunningham Council representatives in attendance: Meryl Bishop, Anne Qin and Stephanie Lum Briefing meeting with Proponent: 12 April 2018, 12.00pm <ul style="list-style-type: none"> Panel members in attendance: Stuart McDonald (Chair), Clare Brown and Peter Brennan DPE staff in attendance: Douglas Cunningham, Kris Walsh and Douglas Cunningham Proponent representatives in attendance: James Harrison, Rohan Graham, Jules Wittenoom Louw, Tom Nanevski, David Glamcevski