

<b>DATE OF DECISION</b>	20 October 2020
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal Hayek
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

### REZONING REVIEW

2020SSH003 – Canterbury-Bankstown – RR\_2020\_CBANKS\_001\_00 at 24-142 Beamish Street and 16-18 Ninth Avenue Campsie (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 Panel considered the presentations by Department of Planning Industry and Environment (DPIE), Council and the applicants. Based on the information provided the rezoning review was not supported for the following reasons:

- A new approach to the strategic planning for the precinct was developed by DPIE in 2019 to collaborate with Councils. With DPIE support, a new Council-led process, is due for completion by March 2021. This masterplanning process includes active engagement with all stakeholders including land owners. Once the Planning Proposal and Master Plan is approved by Council DPIE will work with Council to ensure Gateway determination is done as quickly as possible.
- DPIE's funding agreement requires Council's Master Plan and studies be delivered by mid-next year.

- As the site still needs to complete the Masterplanning and associated technical studies it is premature to consider this planning proposal and pre-empt the outcome of the process which appears to be thorough and well considered.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Heather Warton	 Nadia Saleh
 Bilal Hayek	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF – ADDRESS	2020SSH003 – Canterbury-Bankstown - RR_2020_CBANKS_001_00 24-142 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 increase the maximum building height from 21 metres to 86 metres.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning, Industry and Environment</li> </ul>
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li><b>Briefing with Department of Planning, Industry and Environment (DPIE): 20 October 2020</b> <ul style="list-style-type: none"> <li>Panel members in attendance: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal Hayek</li> <li>DPIE staff in attendance: Pengfei Cheng, Simon Ip, Laura Locke, Renee Coull, Chloe Desgrand</li> </ul> </li> <li><b>Briefing with Council &amp; Proponent: 20 October 2020</b> <ul style="list-style-type: none"> <li>Panel members in attendance: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal Hayek</li> <li>DPIE staff in attendance: Pengfei Cheng, Simon Ip, Laura Locke, Chloe Desgrand, Renee Coull</li> <li>Council representatives in attendance: Michtell Noble, Shona Porter, Larissa Hubner</li> <li>Proponent representatives in attendance: Joseph Alha, Jake Marsh, Nick Turner, James McCarthy, John Wynne</li> </ul> </li> <li>Papers circulated electronically 7 October 2020</li> </ul>