



**REZONING REVIEW
RECORD OF DECISION**

STRATEGIC PLANNING PANEL of the
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DECISION	18 October 2022
DATE OF MEETING	13 October 2022
PANEL MEMBERS	Jan Murrell (A/Chair), Glennis James, Paul Pappas, Ann-Maree Carruthers
APOLOGIES	Ed McDougall and Michael Nagi
DECLARATIONS OF INTEREST	None

REZONING REVIEW

RR-2022-20 – Bayside Local Government Area – PP-2022-2456 - AT 187 Slade Road, Bexley North (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 considers the PP (Planning Proposal) has site specific and strategic merit. In this regard the site is well located near a rail station being 150m from the station. It will provide a catalyst for the town centre itself and provides more commercial uses for employment than a shoptop housing development including a hotel and accommodation.





PANEL COMMENT

With respect to the site specific merit the final built form must be considered in its context and for this reason a DCP (Development Control Plan) or further design guidance should be required to further inform the provision of the planning proposal, additionally the proposal mapping should be updated to delete the requirement for acquisition of the laneway. Should the Panel become the Planning Proposal Authority (PPA) for this proposal it will request that such a condition be placed on any Gateway Determination.

This is a key large site within the Bexley North Centre and adjoins other commercial zoned land it is important that a development control plan be prepared to be exhibited concurrently to ensure an appropriate interface with this land and the low density residential to the east. The draft DCP should include the following but is not limited to same;

- Proponent to show consistency with ADGs (Australian Design Guidelines) and to be incorporated in the DCP, to ensure appropriate bulk, scale and setbacks.
- The proponents proposal of 20m transition to the residential properties to the east to be a maximum height of 20m inclusive of any lift overruns or any other structural exceedances, inclusive of any rooftop terrace.
- Through site links and pedestrian circulation.
- Demonstration that the building envelopes resulting from the FSR and heights are achievable in the context.
- The co-location of the hotel access and loading needs to be carefully considered having regard to the more sensitive residential land use on site and adjoining.
- The provision of deep soil landscaping and space for canopy trees to ensure an appropriate outcome along the eastern boundary of the site.

The panel is aware that there has been considerable urban design consideration to inform the PP and much of this work should be included in the draft DCP.

PANEL MEMBERS	
 Jan Murrell (A/Chair)	 Glennis James
 Paul Pappas	 Ann-Maree Carruthers

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	RR-2022-20– Bayside Local Government Area – PP-2022-2456 - At 187 Slade Road, Bexley North
2	LEP TO BE AMENDED	Bayside Local Environmental Plan 2021
3	PROPOSED INSTRUMENT	The planning proposal seeks various amendments to the development standards for the site under the Bayside LEP 2021, to enable the redevelopment of the site for mixed use purposes. The concept development for the site comprises approximately 83 apartments, 5,988m2 non-residential floor space including a pub, hotel, café, gym and two retail tenancies.
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	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing with Department of Planning and Environment (DPE): 9am 13 October 2022 <ul style="list-style-type: none"> Panel members in attendance: Jan Murrell (A/Chair), Glennis James, Paul Pappas, Ann-Maree Carruthers DPE staff in attendance: Claire Mirow, Kendall Clydsdale and Laura Locke Briefing with Council and Proponent: 9:45am 13 October 2022 <ul style="list-style-type: none"> Panel members in attendance: Jan Murrell (A/Chair), Glennis James, Paul Pappas, Ann-Maree Carruthers DPE staff in attendance: Claire Mirow, Kendall Clydsdale and Laura Locke Council representatives in attendance: Clare Harley, Josh Ford, Peter Barber and Lisa Hays Proponent representatives in attendance: David Waghorn and Jeff Mead of Planning Ingenuity Pty Ltd.