

Evaluation Panel Outcome Report

Proposal details

Element	Detail
Site name	Blackwattle Bay
Site address	Blackwattle Bay Precinct
Applicant/Landowner	Infrastructure NSW
LGA	City of Sydney
Proposed number of dwellings	1,520
Proposal	The proposal seeks to amend Clause 6.68(2)(c)(v) in the Sydney Local Environment Plan 2012 (the LEP) which requires 43 percent of total gross floor area (GFA) to be for non-residential purposes. The rezoning will remove the provision for minimum non-residential use gross floor area (GFA). The existing land use is MU1 Mixed Use. The proposal has the potential to facilitate an additional 320 dwellings, with a total of 1,520 dwellings with up to 7.5% affordable housing.

Panel Outcome

Element	Detail
Panel meeting date	23 April 2024
Panel chair	A/ Executive Director, Planning Delivery & Integration
Panel members	Executive Director, State Rezoning A/ Executive Director, Local Planning and Council Support Executive Director, Operations and Planning Delivery
Criteria*	State or regionally significant <input checked="" type="checkbox"/>
	Unreasonably delayed <input type="checkbox"/>

Element	Detail	
	Able to adequately address relevant planning legislation, strategic plans, policies and Directions by the Minister	<input checked="" type="checkbox"/>
Panel outcome	Endorsed	
Recommended rezoning pathway	State Assessed Rezoning Proposal	
Approved by	Secretary, Department of Planning, Housing and Infrastructure	
Date approved	21 June 2024	

** Proposal assessed against the evaluation criteria for the Rezoning Pathway Program.*

First published 21 November 2024. Updated 1 April 2025 due to administrative error.