

Ms Amanda Harvey, Executive Director  
Metro East and South Branch  
Planning and Land Use Strategy  
Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

3 April 2023

Dear Ms Harvey

**Request for an alteration of Gateway determination for PP-2022-1748 Cooks Cove**

The Strategic Planning Panel of the Sydney Eastern City Planning Panel (Panel) is the Planning Proposal Authority (PPA) for the planning proposal Cooks Cove, 13-19 Marsh Street Arncliffe (PP-2022-1748). The planning proposal seeks to facilitate the development of part of the Cooks Cove precinct by removing the subject land from the operation of Chapter 6 of State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 and inserting new planning provisions into Bayside Local Environmental Plan 2021.

Following further work by the proponent, a revised planning proposal (dated 10 March 2023) has been prepared to address the conditions of the Gateway determination (issued 5 August 2022). However, the revised planning proposal results in changes to a number of Gateway conditions including zoning references (Condition 1(i)(i)); extent of land to be zoned RE1; and proposed changes to height, floor space and additional permitted uses.

The changes are considered to be beneficial to the proposal, and it continues to satisfy the strategic merit test and site-specific merit test. The Panel has discussed the proposed changes with Bayside Council and the proponent.

On 31 March 2023, the Panel determined to request an alteration to the Gateway determination (attached Panel's Record of Decision). The requested wording changes to the Gateway determination, as supported by the Panel, are identified in the Record of Decision. Alteration of the Gateway determination will ensure the planning proposal that goes on exhibition is consistent with the description of the proposal in the Gateway determination.

Accordingly, I am writing to you to make the request for an alteration to the Gateway determination.

Should you wish to discuss the planning proposal and proposed alteration of Gateway determination please contact Ms Louise McMahon, Director Agile Planning whose team is undertaking the preparation of the planning proposal and exhibition on behalf of the Panel. Ms McMahon may be contacted on 9274 6395 or via email [louise.mcmahon@dpie.nsw.gov.au](mailto:louise.mcmahon@dpie.nsw.gov.au)

Should you have any questions with the Panel's request and Record of Decision please contact Ms Lisa Kennedy, Senior Case Manager, Strategic Planning Panels Secretariat on 4248 1827 or via email to [lisa.kennedy@planning.nsw.gov.au](mailto:lisa.kennedy@planning.nsw.gov.au)

I look forward to receiving the Department's consideration of this Gateway determination alteration request.

Yours sincerely



**Carl Scully**  
**Chair, Strategic Planning Panel of**  
**the Sydney Eastern City Planning Panel**

encl. Alteration Gateway determination Record of Decision