

Ms Meredith Wallace  
General Manager  
Bayside Council  
PO Box 21  
ROCKDALE NSW 2216

Our ref: PP-2022-1276 / IRF24/2025

Via email: [council@bayside.nsw.gov.au](mailto:council@bayside.nsw.gov.au)

13 September 2024

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**Subject: Planning proposal PP-2023-1276 – Alteration of Gateway Determination**

Dear Ms Wallace

I refer to your request for Gateway alteration seeking an extension of time to complete planning proposal PP-2023-1276 which seeks to amend the planning controls in the R3 Medium Density Residential Zone under the Bayside LEP 2021, to facilitate increased take-up of medium-density housing typologies.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 6 October 2022 to extend the LEP completion timeframe to 31 March 2025. The Alteration of Gateway determination is enclosed.

I want to thank Council for your willingness to work with us to ensure there is a program for progressing this proposal towards finalisation in a timely manner.

Given how long this planning proposal has been in the system, we will be closely monitoring its progress to ensure it meets the amended LEP completion date. Whilst the strategic merit of this planning proposal is acknowledged, the Department is committed to reducing processing times for planning proposals.

I note Council's updated program for the matter be publicly exhibited in October 2024 to ensure it can be submitted for finalisation in early 2025. A condition has been placed on the Gateway determination to this effect.

If you have any questions in relation to this matter, I have arranged for Ashley Cook, Senior Planning Officer to assist you, who can be contacted on 02 9995 5996.

Yours sincerely



**Eleanor Robertson**

**A/Director, Local Planning (North, East and Central Coast)**

**Planning, Land Use Strategy, Housing and Infrastructure**

Encl: Alteration of Gateway Determination