

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

Dear Ms Wallace

**Planning proposal PP-2020-876 2 Guess Avenue, Wolli Creek**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal at 2 Guess Avenue, Wolli Creek seeking to rezone land at 2 Guess Avenue, Wolli Creek from RE1 Public Recreation to B4 Mixed Use, introduce development standards and remove the obligation of Council to acquire the rezoned land.

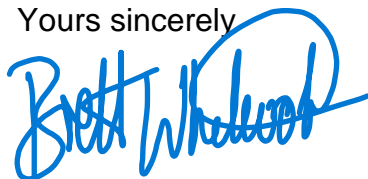
The Department of Planning, Industry and Environment (the Department) previously requested withdrawal of the Gateway request but has been advised by Council staff that this will not be forthcoming. Therefore, I confirm the refusal of the planning proposal with the enclosed Gateway determination specifying the reasons for the decision.

The Department notes Council's financial concerns with the acquisition of the property at 2 Guess Avenue but considers it appropriate to retain the existing RE1 zoning to reflect the long term open space aspirations for the area.

Council is encouraged to continue to work towards the delivery of the parkland in conjunction with the adjoining site at 4 Guess Avenue.

If you have any more questions, please contact Laura Locke, Director, Eastern and South District, at the Department of Planning, Industry and Environment on 9888 8888.

Yours sincerely



**Brett Whitworth**  
**Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

13 August 2021

Encl: Gateway determination