

21 October 2021

Our Ref: F18/1182
Contact: Nigel Riley – 9562 1781

Laura Locke
Director, Eastern and South Districts
NSW Department of Planning, Industry and Environment
Locked Bay 5022
PARRAMATTA NSW 2124

Dear Ms Locke,

Re: Request for Gateway Determination – Planning Proposal: 215-235 O’Riordan Street and 1-3 Ewan Street, Mascot

At its ordinary meeting of 13th October 2021, Bayside Council considered a report regarding a Planning Proposal for land at 215-235 O’Riordan Street and 1-3 Ewan Street, Mascot. The Planning Proposal seeks to amend *Bayside Local Environmental Plan 2021* to increase the maximum Floor Space Ratio control on the subject site from 3:1 to 5.2:1.

Council resolved:

1. *That, pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the draft Planning Proposal be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.*
2. *That, should a Gateway Determination be issued, a further report be presented to Council following the public exhibition period to demonstrate compliance with the Gateway Determination and to provide details of any submissions received throughout that process.*

Council now requests that the Department considers the attached Planning Proposal and supporting documents and issues a Gateway Determination, pursuant to Section 3.34 of the EP&A Act.

A 12 month timeframe is considered appropriate for this LEP amendment.

Council also requests plan-making functions for this LEP amendment. A completed Attachment 4 (Evaluation criteria for authorising council to make the local environmental plan) is enclosed in this regard.

If you have any questions, or require further information to assist with your assessment of this Planning Proposal, please contact Nigel Riley, Senior Urban Planner, on 9562 1781 or nigel.riley@bayside.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Clare Harley', with a stylized flourish at the end.

Clare Harley
Manager Strategic Planning

Attached:

Planning Proposal and supporting documents

Attachment 4 (Evaluation criteria for authorizing council to make the local environmental plan)