



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

Dear Ms Wallace

**Planning proposal PP-2021-6388 to amend Bayside Local Environmental Plan 2021**

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 to facilitate the development of 215-235 O'Riordan Street and 3 Ewan Street, Mascot by increasing the permissible FSR from 3:1 to 5.2:1.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I note that Council has requested to be authorised as the local plan-making authority, I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as such.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Alexander Galea to assist you. Mr Galea can be contacted on 8289 6793.

Yours sincerely



**15 December 2021**

**Laura Locke**

**Director, Eastern and South District**

**Eastern Harbour City**

**Greater Sydney, Place and Infrastructure**

Encl: Gateway determination  
Authorised plan-making reporting template