

5 April 2024

Our Ref: 24/92403
Contact: Ana Trifunovska – 9562 1698

Laura Locke
Director, Eastern and South District
Planning and Land Use Strategy
NSW Department of Planning, Housing & Infrastructure
Locked Bag 5022
PARAMATTA NSW 2124

Dear Ms Locke,

Re: Request for Gateway Determination – Planning Proposal: 263, 273 & 273A Coward Street, Mascot

At its ordinary meeting of 27 March 2024, Bayside Council considered a report regarding the draft Planning Proposal for 263, 273 & 273A Coward Street, Mascot to amend the Bayside Local Environmental Plan 2021 by:

- Increasing the floor space ratio (FSR) standard under clause 4.4 from the current base control of 1.2:1 to a maximum 2:1;
- Removing the site from the current Additional Permitted Use provisions under Schedule 1 Clause 14, which allows for the site to be developed for any purposes where the purpose is related to the operation of Sydney (Kingsford Smith) Airport, and also allows the FSR control to be increased to 1.5:1 for these developments; and
- Inserting a new Additional Permitted Use clause to allow for:
 - Office premises (to a maximum of 5% of total floor space associated with any development); and
 - Restaurant and/or café uses.

Council resolved:

1. *That the City Planning & Environment Committee notes the advice of the Bayside Local Planning Panel.*
2. *That Council, pursuant to s3.33 of the Environmental Planning and Assessment Act 1979, the Planning Proposal Request for land known as 263, 273 & 273A Coward Street, Mascot be submitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination.*

Postal address

PO Box 21, Rockdale NSW 2216
ABN 80 690 785 443

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

T 1300 581 299 | 02 9562 1666

3. *That should a Gateway Determination be issued to proceed to public exhibition, a further report be presented to the City Planning and Environment Committee following the exhibition period addressing any submissions received.*
4. *That the Bayside Development Control Plan 2022 be reviewed and updated concurrently with the Planning Proposal post-Gateway, to ensure consistency with the concept scheme and the controls contained in these documents and the Planning Proposal.*

Council now requests that the Department of Planning, Housing & Infrastructure considers the attached Planning Proposal and supporting documents, and issues a Gateway determination pursuant to Section 3.33 of the Environmental Planning and Assessment Act, 1979. A 12–15 month timeframe is considered appropriate for this LEP amendment.

The Planning Proposal Report and following supporting documents were submitted by the Proponent and are available on the NSW Planning Portal:

- Survey Plan
- Architectural Plans
- Urban Design Context Report
- Transport Report
- Visual Impact Assessment
- Heritage Impact Statement
- Aboriginal Objects Due Diligence Assessment
- Landscape Concept Plan
- Economic Impact Assessment
- Civil Engineering Report
- Arborist Report
- Preliminary Site Investigation
- Detailed Site Investigation
- Acoustic Assessment (Under separate cover Attachments Part One)
- Aeronautical Impact Assessment
- Pipeline Hazard Analysis
- Service Infrastructure Assessment
- Proposed LEP Mapping
- ESD Report
- Curatorial Vision Framework
- Connecting with Country Framework
- Solar Glint and Glare Assessment
- Letter of Offer

Note that following the initial assessment, a request for additional information was issued to the Proponent on 5 September 2023 requiring updates to the supporting reports for the Planning Proposal. These updated reports were provided to Council on 30 October 2023 and uploaded to the NSW Planning Portal on 4 April 2024.

A OneDrive folder containing all relevant information has also been prepared for your convenience, which is provided in the email that this letter is attached to. The folder includes the following documents:

- Council Resolution – 27 March 2024
- Minutes of City Planning and Environment Committee – 13 March 2024
- City Planning and Environment Committee Report – 13 March 2024
- Minutes of Bayside Local Planning Panel – 12 December 2023
- Bayside Local Planning Panel Report – 12 December 2023

Council also requests plan-making functions for this LEP amendment. A completed Evaluation criteria form 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 Ana Trifunovska, Senior Urban Planner on 9562 1698 or ana.trifunovska@bayside.nsw.gov.au

Yours faithfully,



David Smith
Manager Strategic Planning

Attached:

1. Evaluation Form – Authorising Council to Make the LEP