

Mick Cassel  
Secretary  
NSW Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Attn: Laura Locke (Director Eastern and South District Team)

Dear Mr Cassel

**Request for a Rezoning Review – RR-2021-103/PP-2021-3639**

I refer to the request for a Rezoning Review for a planning proposal at 146-154 O’Riordan Street, Mascot (the site) to amend the Bayside Local Environmental Plan 2021 to:

- increase the maximum height of buildings from 22m to 44m; and
- introduce a 45 degree Building Height Plane that is measured on the northern boundary at a height of RL19 and a height of RL26 on the eastern boundary.

The Sydney Eastern City Planning Panel (the Panel) has determined that:

- the planning proposal should be submitted for a Gateway determination. In making this decision, the Panel considered the request and advice provided by Bayside Council (the Council).

The Panel does not require any updates to the planning proposal prior to requesting a Gateway determination; and

- it be appointed the planning proposal authority (PPA) to finalise this matter in accordance with section 3.32 of the *Environmental Planning and Assessment Act 1979* (the Act) and the LEP Making Guideline.

A copy of the Panel’s decision is attached.

Because the Panel has been appointed as the PPA, the proponent has been requested to pay the outstanding PPA fees. Once this fee is paid, the Panel will submit a Gateway request for the planning proposal to the Department of Planning and Environment (the Department).

The Panel may contact the Department to discuss the administrative aspects of the planning proposal at a later stage. Your assistance in this regard would be appreciated.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2062 or via email to [stuart.withington@planning.nsw.gov.au](mailto:stuart.withington@planning.nsw.gov.au)

Yours sincerely



**Carl Scully**  
**Chair, Sydney Eastern City Planning Panel**

encl. Rezoning Review Record of Decision