



New South Wales

Bayside Local Environmental Plan 2021 (Amendment No 13)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

DAVID SMITH, MANAGER, STRATEGIC PLANNING
BAYSIDE COUNCIL
As delegate for the local plan-making authority

Bayside Local Environmental Plan 2021 (Amendment No 13)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Bayside Local Environmental Plan 2021 (Amendment No 13)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to the following land at 263–273 and 273A Coward Street, Mascot—

- (a) Lots 100 and 101, DP 1277278,
- (b) Lot 3, DP 230355,
- (c) Lot 5, DP 1276735.

4 Maps

The maps adopted by *Bayside Local Environmental Plan 2021* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Bayside Local Environmental Plan 2021

[1] Clause 6.16 Development requiring the preparation of a development control plan

Omit “Mascot.” from clause 6.16(2)(b). Insert instead—

Mascot,

- (c) Lots 100 and 101, DP 1277278, Lot 3, DP 230355 and Lot 5, DP 1276735, 263–273 and 273A Coward Street, Mascot.

[2] Schedule 1 Additional permitted uses

Omit clause 14(1)(a)–(c).

[3] Schedule 1

Insert at the end of the schedule, with appropriate clause numbering—

Use of land at 263–273 and 273A Coward Street, Mascot

- (1) This clause applies to Lots 100 and 101, DP 1277278, Lot 3, DP 230355 and Lot 5, DP 1276735, 263–273 and 273A Coward Street, Mascot, identified as “48” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
- (a) if the total floor area of all office premises on the land is no more than 5% of the total floor area of all buildings on the land—office premises,
- (b) if the total floor area of all restaurants or cafes on the land is no more than 1,300m²—restaurants or cafes.