

## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2020\_SYDNE\_004\_00)*

I, Director, Eastern District City of Sydney at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 16 February 2021 for the proposed amendment to the Sydney Local Environmental Plan 2012 as follows:

1. Delete:

“condition 1(i)”

and replace with:

new condition 1(i): “remove from the planning proposal the provision which requires the development to include at least 30% of total floor area used for the purposes of residential development, being used for the purpose of social housing and 10% of total floor area used for the purposes of residential development, being used for the purpose affordable housing. Instead introduce a provision which requires at least 30% of total floor area used for the purpose of residential development, being used for the purpose of a mix of social housing and affordable housing”

2. Insert:

new condition 1(l): amend the site specific provision that allows a bonus FSR of 0.75:1 if the development includes 3,500 square metres of contiguous land used for the purposes of community facilities to a bonus FSR of 0.75:1 if the development includes a minimum of 3,500 square metres of floor space for the purposes of community facilities.

Dated 25th day of March 2021



**David McNamara**  
**Director, Eastern District City of Sydney**  
**Department of Planning, Industry and Environment**

**Delegate of the Minister for Planning and Public Spaces**