

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP-2023-1276)*

I, A/Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, 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 10 November 2023 which seeks to amend the planning controls in the R3 Medium Density Residential Zone under the Bayside LEP 2021, to facilitate increased take-up of medium-density housing typologies as follows:

1. Delete:

“The LEP should be completed on or before 26 July 2024.”

and replace with:

“The LEP should be completed on or before 31 March 2025”

2. Delete:

“condition 2”

And replace with:

a new condition 2 “Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

- (a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023).”
- (c) Public exhibition must commence prior to 31 October 2024.

13 September 2024



**Eleanor Robertson**  
**A/Director, Local Planning (North, East and Central Coast)**  
**Planning, Land Use Strategy, Housing and Infrastructure**  
**Department of Planning, Housing and Infrastructure**  
**Delegate of the Minister for Planning and Public Spaces**