

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-2235)

I, 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 16 February 2025 for the proposed amendment to the *Randwick Local Environmental Plan 2012* as follows:

1. Delete:

“The LEP should be completed on or before 14 November 2025”

and replace with:

“The LEP should be completed on or before 26 June 2026”

2. Delete “condition 2” and replace with:

“2. Prior to public exhibition, the planning proposal is to be updated to:

- a) Note the evidence base which supports the post-Gateway changes to the proposed non-residential uses FSR controls.
- b) Correct the anomaly identified in the proposed controls for Lot 1 in DP822327
- c) Clarify the proposed controls for land at 128 Belmore Road, Randwick and ensure they are consistent with the intended outcomes and explanation of provisions.
- d) Ensure all supporting maps accurately reflect the existing and proposed controls and the intended outcome of the planning proposal
- e) Remove all references to the proposed additional local provision for heritage
- f) Clarify that the affordable housing contribution rates are the specific rates proposed for certain sites identified on the draft Special Provisions Area Map which are fixed percentages, to mitigate any potential for the intent of the proposal to be misinterpreted
- g) Ensure the planning proposal and AHC Plan are consistent and reflect the additional information submitted separately
- h) Ensure all references to repealed SEPPs and policies, including the former SEPP 65, are removed and updated to be current.

3. Delete “condition 3” and replace with:

“3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Transport for NSW
- NSW Health – South Eastern Sydney Local Health District
- University of NSW

- Relevant utility providers, including Sydney Water and AusGrid.
- NSW Police
- NSW State Emergency Services
- Heritage NSW.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

Dated 24th October 2025



Jazmin van Veen
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