

Alteration of Gateway Determination

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

I, A/Director, Local Planning and Council Support (North and East) 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 (since altered) for the proposed amendment to the Randwick Local Environmental Plan 2012 as follows:

1. Delete:

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

and replace with:

“The LEP should be completed on or before 30 October 2026”

2. Insert new condition:

“5. Prior to the LEP being made, the planning proposal is to be amended to:

- (a) include the post exhibition changes adopted by Randwick City Council on 26 May 2026, additional information submitted on 31 July 2026 and corresponding draft LEP maps.
- (b) Include a plain English explanation of how the proposed new incentive provision for shop top housing will apply; a disclaimer that final wording is indicative only and will be subject to Parliamentary Counsel drafting; and identify which LEP map will correspond to the new provision.
- (c) remove all references to the proposed new design excellence provision for certain development in the Randwick Junction Town Centre.

Dated 8 day of September 2026



Emma Hitchens
A/Director, Local Planning and Council
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Planning Land-Use Strategy, Housing
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Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces