

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_BYRON_002_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 21 November 2013 (as since altered) for the proposed amendment to the Byron Local Environmental Plan 2014 as follows:

1. Change the description of the Planning Proposal

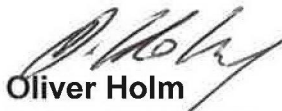
from "...an amendment to the draft Byron Local Environmental Plan (LEP) 2012 or Byron LEP 1988 to permit seniors housing, business premises, restaurants and cafes, shops and medical centres and cap floor area of commercial uses to 3000sqm, as additional permitted uses on Lot 101 DP 1140936 at Ewingsdale Road, Ewingsdale should proceed subject to the following conditions:"

to "...an amendment to *Byron Local Environmental Plan 2014* to permit seniors housing, business premises, restaurants and cafes, shops and medical centres and cap floor area of commercial uses to 3000sqm, as additional permitted uses on Lot 101 DP 1140936 at Ewingsdale Road, Ewingsdale should not proceed for the following reason:

- a) the appropriate scale, nature and intensity of any future development on the site, and the delivery and funding of the McGettigans Lane roundabout, need to be determined and resolved between Council and the proponent before the potential impacts of the proposal can be properly assessed.

2. Delete conditions 1 to 7:

Dated 16th day of September 2016



Oliver Holm
Acting Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning