

Alteration of Gateway Determination

Planning proposal: PP-2023-1109 for the Montefiore Seniors Living at 116- 120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill

I, Acting Manager, 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 23 April 2024 for the proposed amendment to the Hunters Hill Local Environmental Plan 2012 as follows:

1. Change the description of the planning proposal:

from “to rezone the site from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing) and increase the maximum building height and the floor space ratio”

to “to rezone part of the site from R2 Low Density Residential to SP2 Infrastructure (Seniors Housing) and increase the maximum building height and the floor space ratio”

2. Delete:

“The LEP should be completed on or before 5 May 2025”

and replace with:

a new condition: “The LEP should be completed on or before 27 July 2026”

Dated: 7 November 2025



Ashley Cook
Acting Manager, North, East and Central Coast
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces