

Our ref: PP-2023-1109/(IRF25/2518)

Mr Peter Debnam
Chair
Sydney North Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Douglas Cunningham, Manager

7 November 2025

Subject: Planning proposal PP-2023-1109 – Alteration of Gateway Determination

Dear Mr Debnam

I refer to the request from the PPA (Sydney North Planning Panel) seeking an extension of time to complete planning proposal PP-2023-1109 for the rezoning of 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 at 116-120 High Street, 2-20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (known as Montefiore Seniors Living).

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 23 April 2024 for PP-2023-1109. The Gateway determination planning proposal description has also been updated to better reflect the revised planning proposal. The Alteration of Gateway determination is enclosed.

I also note the Post-exhibition Memo received by the Department on 30 October 2025, that requests the review and approval of the revised planning proposal prior to community consultation, as required by condition 2 of the Gateway determination. I can advise that the Department has reviewed the planning proposal and grants approval for the planning proposal to be placed on public exhibition.

If you have any questions in relation to this matter, I have arranged for Ms Jordan Clarkson to assist you. Ms Clarkson can be contacted on 02 9407 2131.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Ashley Cook', with a stylized, cursive script.

Ashley Cook
Acting Manager, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Alteration of Gateway Determination