

## Gateway Determination

**Planning proposal (Department Ref: PP-2025-1996):** Reclassification of Land at 5A Waldron Street, Sandringham.

I, the 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(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Bayside Local Environmental Plan 2021 to reclassify land at 5A Waldron Street, Sandringham should proceed subject to the following.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 22 September 2026.

### Gateway Conditions

1. The planning proposal is to be updated to:
  - (a) Ensure consistency between the planning proposal and the Council officer's assessment report.
  - (b) Ensure the explanation of provisions is consistent with the format of Schedule 4 of the LEP and include a disclaimer that final wording of the LEP is subject to drafting by NSW Parliamentary Counsel.
  - (c) Address the Bayside Community Strategic Plan 2025–2035
  - (d) Remove all references to the land having E4 General Industrial zoning
  - (e) Include an assessment of all relevant Ministerial Directions, including 5.2 Reserving Land for Public Purposes and 6.1 Residential Zones
  - (f) Address the requirements of the SEPP (Resilience and Hazards) 2021 in relation to land identified on the Proximity Area on the Coastal Wetlands Map.
2. Prior to community consultation, the planning proposal is to be revised to address Condition 1.

3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (g) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (h) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. A public hearing is required to be held into the matter by any person or body under Section 29 of the *Local Government Act 1993*. After the public exhibition period has ended, at least 21 days public notice is to be given before the hearing is held.

Dated 16 December 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**