

File Ref: F2017/00530

24 April 2018

Ms Amanda Harvey
Director, Sydney Region East
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Harvey

Re: Planning Proposal, Minimum subdivision lot size and attached dual occupancy development

At Council's extraordinary meeting held on 17 April 2018, the Council resolved to proceed with an amendment to Randwick Local Environmental Plan (LEP) 2012, to enable the subdivision of existing attached dual occupancies with an approved development consent issued before the 6 July 2018, within the R2 Low Density Residential zone.

This is in response to a comprehensive review and consultation undertaken by Council on the existing subdivision provisions under RELP 2012 as they apply to attached dual occupancy development in the R2 Low Density Residential zone. The review was instigated by concerns raised by some members of the community that the lending restrictions placed by banks on attached dual occupancies under company title is placing financial hardship on the owners of these properties. In addition, the recent announcement of the new Low Rise Medium Density Code has also implicated Council's current review.

In accordance with the resolution of Council, Council is seeking a 'Gateway' determination from the Department of Planning and Environment as delegate of the Greater Sydney Commission under the *Environmental Planning and Assessment Act*, to enable the planning proposal to be placed on public exhibition. Council intends to undertake a minimum four week consultation on the planning proposal given the extensive consultation already undertaken by the Council on this issue to date. In addition, the Mayor of Randwick City met with the Minister for Planning on the 11 April 2018 and at this meeting the Minister confirmed that he would fast-track an amendment to RLEP 2012 on this important issue.

The planning proposal has been prepared in accordance with the Department of Planning and Environment's Planning Proposal Guideline, August 2016 and is consistent with priorities and directions in A Plan for Growing Sydney, the Eastern City District Plan, S.117 Directions and relevant State policies.

Please do not hesitate to contact Alan Bright, Manager Strategic Planning on 9093 6895 should you require any further information and/or clarification. The Council looks forward to receiving an expedited Gateway determination on this planning proposal.

Yours sincerely



Kerry Kyriacou
A/Director City Planning