



The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW

COPY

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

12/08416

Dear Mr Haddad

Planning Proposal - Randwick Racecourse Development

I am writing in relation to a Planning Proposal application requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") to amend the Randwick Local Environmental Plan 1998 (Consolidation). The Planning Proposal is to add as additional uses to Schedule 2, a hotel/motel and serviced apartments, with integrated conference and function facilities and ancillary bar and restaurant, in the 'spectator precinct' of the Royal Randwick Racecourse.

I have now determined that the Planning Proposal should proceed under s56(2) of the Act, subject to the conditions in the attached Gateway Determination.

The Gateway Determination requires that the Planning Proposal be made publicly available for a minimum period of 30 days. Under section 57(2) of the Act, I am satisfied that the Planning Proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. The Department should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. The request for the drafting and finalising of the LEP should be made six (6) weeks prior to the projected publication date.

Should you have any queries in regard to this matter, please contact Richard Roper of the Sydney East Regional Office of the Department on 02 9228 6202.

Yours sincerely



18 JUL 2012

HON BRAD HAZZARD MP
Minister

Encl: Gateway Determination



COPY

The Hon Brad Hazzard MP

Minister for Planning and Infrastructure

Minister Assisting the Premier on Infrastructure NSW

Mr Ray Brownlee
General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

12/08416

Dear Mr Brownlee

Planning Proposal - Randwick Racecourse Development

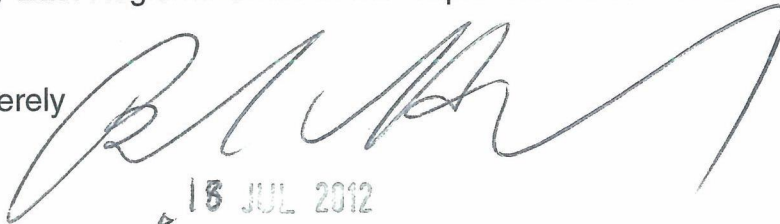
I am writing to advise you of a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") for the above Planning Proposal. The Planning Proposal was lodged by the Director General of the Department of Planning and Infrastructure, as the relevant planning authority (RPA).

The Planning Proposal is to amend the Randwick Local Environmental Plan 1998 (Consolidation), by adding as additional uses to Schedule 2, a hotel/motel and serviced apartments, with integrated conference and function facilities and ancillary bar and restaurant, in the 'spectator precinct' of the Royal Randwick Racecourse.

I have determined that the Planning Proposal should proceed under s56(2) of the Act. I attach a copy of the Gateway Determination for your information.

Should you have any queries in regard to this matter, please contact Richard Roper of the Sydney East Regional Office of the Department on 02 9228 6202.

Yours sincerely



13 JUL 2012

HON BRAD HAZZARD MP
Minister

Encl: Gateway Determination

Gateway Determination

Planning Proposal (Departmental Ref: PP_2012_RANDW_001_00) to include 'motel', 'serviced apartments', 'hotel' and 'restaurant' as additional permitted uses under Schedule 2 of the Randwick Local Environmental Plan 1998 (Consolidation) for land at the Royal Randwick Racecourse, Alison Road, Randwick

I, the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) that an amendment to include 'motel', 'serviced apartments', 'hotel' and 'restaurant' as additional permitted uses under Schedule 2 of the Randwick Local Environmental Plan 1998 (Consolidation) for land at the Royal Randwick Racecourse, Alison Road, Randwick should proceed subject to the following conditions:

1. The following matters are to be addressed for the purposes of public exhibition:
 - (a) Heritage
 - (b) Traffic and Access
 - (c) Visual Impact
 - (d) Stormwater Management
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act, as follows:
 - (a) the Planning Proposal is not classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)*. As the Planning Proposal will be exhibited with the Environmental Impact Statement accompanying the State Significant development application for the proposed hotel, and this is required to be exhibited for 30 days, the Planning Proposal must be made publicly available for **30 days**. If the exhibition overlaps with school holidays, the required exhibition period for the EIS is 45 days. In this instance, the Planning Proposal should be exhibited concurrently for **45 days**; and
 - (b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specification of material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Randwick City Council
 - Transport for NSW
 - Transport for NSW - Roads and Maritime Services

- Environment Protection Authority
- Office of Environment and Heritage
- NSW Police Force
- Sydney Airports Corporation
- NSW Police
- Department of Primary Industries - Crown Lands Division

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the Planning Proposal.

4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
5. The timeframe for completing the LEP is to be 6 months from the week following the Gateway determination.

Dated 18 day of July 2012



Brad Hazzard
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW