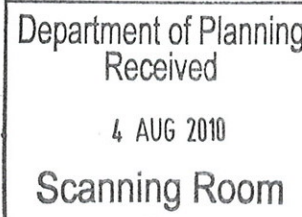


Our Ref: F 2009/00408

29 July 2010



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



Attn: Nyambura Mwaniki

Dear Mr Haddad,

RE: Planning Proposal Inglis Newmarket Site, Randwick

On 27 July 2010, Randwick City Council considered a report for a site specific local environmental plan (LEP) under the Environmental Planning and Assessment Act, 1979 (the Act) for the Inglis Newmarket Site with frontage to Barker, Young and Botany Streets Randwick. The Council resolved to:

1. "commence the process to prepare a local environmental plan as an amendment to Randwick LEP 1998 (Consolidation) for the Newmarket Site with frontage to Barker, Young, Jane and Botany Streets, Randwick in accordance with s.54 of the Environmental Planning and Assessment Act, 1979 (the Act) to rezone the site from 2A Residential to allow for redevelopment for mixed residential and related uses;
2. Adopt the Planning Proposal (Attachment 1) for the Newmarket Site, Randwick prepared by Randwick City Council in accordance with s.55 of the Act;
3. Agree to forward the Planning Proposal to the Minister for Planning requesting a Gateway Determination in accordance with s.56 of the Act;
4. Note that the Planning Proposal should be reported back to Council supplemented by technical studies when completed and public authority consultations, for Council's consideration and prior to any formal public exhibition under s.57 of the Act;
5. Note that a site-specific development control plan (DCP) should be prepared for the Newmarket Site based on matters set out in clause 40A of Randwick LEP 1998 (Consolidation) (Site Specific Development Control Plans) as well as broader planning principles and strategies contained in the Specialised Centre Discussion Paper. This draft DCP should also be reported back to Council with the Planning Proposal as per Recommendation 4."

A copy of the Council's report is attached for your information. The attached Planning Proposal has been prepared by Council in accordance with s.55 of the Act and the Department's guides titled "A guide to preparing local environmental plans" and "A guide to preparing planning

proposals" and is based on the applicant's submission to Council dated 5 May 2010 (also attached). The applicant's submission referred to in the Planning Proposal includes preliminary technical studies prepared by consultants addressing heritage, traffic and transport, infrastructure and survey of trees.

The applicant will be submitting further detailed technical studies and these are specified in the Planning Proposal. These will inform the key planning controls such as height, FSR and landscaped area to be incorporated into a draft LEP and other urban design controls will be incorporated into a draft DCP.

In accordance with s.56 of the Act, this letter is now seeking that the Minister issue a Gateway Determination for the Planning Proposal to proceed. Council is anticipating the process can be undertaken within a 12 month period allowing 4-5 months for the applicant to undertake and finalise the technical studies/draft DCP, reporting back to Council seeking a 28 day public exhibition period, a further 2-3 month review process and reporting back to Council, and forwarding to the Department, for completion around mid 2011. This is based on the discussion and feedback from the applicant on its timing for the studies and it is thus considered reasonable that the Planning Proposal can be completed within a 12 month timeframe.

State agencies proposed to be consulted in accordance with s.56 (2)(d) of the Act are included in the Planning Proposal (see pages 20-21).

We look forward to the Minister and the Department's response on this Planning Proposal. Please contact Stella Agagiotis, Coordinator, Strategic Planning on 9399 0954 or email stella.agagiotis@randwick.nsw.gov.au should you wish to discuss any aspect of the proposal or need any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sima Truuvert', with a stylized, flowing script.

Sima Truuvert
Director, City Planning