



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_RANDW_001_00 (10/16425)
Your ref: F 2009/00408

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

Dear Mr Brownlee,

Re: Planning Proposal to rezone land bounded by Barker, Young and Botany Streets, Randwick known as the "Inglis - Newmarket" site

I am writing in response to your Council's letter dated 29 July 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Randwick Local Environmental Plan 1998 to rezone land bounded by Barker, Young and Botany Streets, Randwick from 2A Residential (Low Density Residential) to 2D (Comprehensive Development Zone).

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. The amending LEP is to be finalised within 12 months of the week following the date of the Gateway Determination.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Before the Director General is able to agree to the form of the planning proposal under section 57(2) of the EPA Act for the purpose of exhibition, Council is to consult with the Department's Regional Team on the scope and nature of the further technical studies required to be undertaken by the RPA in order to progress the proposal. It is expected that these studies will be completed within a timeframe which will allow the LEP to be finalised with 12 months of this Gateway determination.

Should you have any queries in regard to this matter, please contact Richard Roper of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,

25/8/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_RANDW_001_00): to rezone land bounded by Barker, Young and Botany Streets, Randwick known as the "Inglis-Newmarket" site from 2A Residential (Low Density Residential) to 2D (Comprehensive Development Zone).

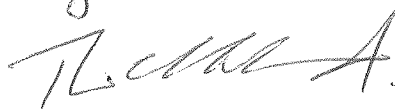
I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Randwick Local Environmental Plan 1998 to rezone land bounded by Barker, Young and Botany Streets, Randwick from 2A Residential (Low Density Residential) to 2D (Comprehensive Development Zone) should proceed subject to the following conditions:

1. Section 57(2) is to be withheld, with Council to consult with Department prior to exhibition.
2. The following studies are required to be submitted to the Department prior to exhibition and to be exhibited:
 - (a) Heritage Impact Study;
 - (b) Archaeological Study to determine significance of archaeological resources, including Aboriginal / European heritage;
 - (c) Urban Design Study;
 - (d) Built Form Study;
 - (e) Open Space Plan
 - (f) Traffic, Access and Movement Study.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("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)* and must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Education and Training
 - Department of Environment, Climate Change & Water
 - Land and Property Management Authority
 - NSW Health
 - NSW Transport
 - Roads and Traffic Authority
 - Department of Planning (Heritage Branch)

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.

5. 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.
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 25th day of August 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning