



Ms Therese Manns
General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Ms Manns

Randwick Local Environmental Plan 2012 (Amendment No 8) – Kensington and Kingsford Town Centres

I refer to the proposal to amend *Randwick Local Environmental Plan 2012* to change the land use zoning, floor space ratio and building height controls and to introduce new local provisions for the Kensington and Kingsford Town Centres.

I am pleased to advise that as the Minister for Planning and Public Spaces' delegate, I have made the plan under Section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979* (the Act), and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I also advise that an amendment to Section 25K of the *Environmental Planning and Assessment Regulation 2000* has been made concurrently to give effect to Council's Section 7.12 Contributions Plan to increase the levy rate for the town centres.

The Department has carefully considered Council's proposed community infrastructure funding mechanism throughout the plan-making process. Consistent with the altered Gateway determination and provisions of the Act, the community infrastructure contribution clause will require community infrastructure to be delivered on the site to which a development relates. I note that separate advice has been provided on the outcome of discussions between the Department, Council and the NSW Parliamentary Counsel's Office regarding the drafting of the community infrastructure clause.

As part of the preparation of Council's development control plan for the town centres, consultation with Transport for NSW should continue to occur to ensure appropriate land reservation and setback requirements to facilitate future road widening for the Todman Avenue/Anzac Parade and Barker Street/Anzac Parade intersections are in place, and that the proposed car parking controls will complement the proposal to encourage active and public transport.

Finally, I'd like to congratulate Council on the finalisation of this complex urban renewal proposal and note the Department would be happy to work with Council as its efforts turn to the plan's implementation.

Should you have any enquiries about this matter, I have arranged for Mr Brendan Metcalfe A/Director Eastern and South Districts to assist you. Mr Metcalfe can be contacted on 9860 1442.

Yours sincerely

13 August 2020

Malcolm McDonald
Executive Director, Eastern Harbour City