

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

Dear Ms Manns

Randwick Local Environmental Plan 2012 (Amendment No 7)

I refer to the proposal to amend Randwick Local Environmental Plan (LEP) 2012 to list three dwellings at 39 and 41 Dudley Street and 148 Brook Street, Coogee as heritage items and to establish the Edgecumbe Estate Heritage Conservation Area (HCA) encompassing 10 properties in Dudley Street, Brook Street and Edgecumbe Avenue, Coogee.

I am pleased to advise that as the Minister for Planning and Public Space's delegate, I have made the plan with respect to the listing of the three dwellings at 39 and 41 Dudley Street and 148 Brook Street as heritage items 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.

The creation of the proposed Edgecumbe Estate HCA is not supported at this stage and has been deferred pursuant to section 3.36(3) of the Act as the heritage assessment undertaken provides insufficient justification for the establishment of the conservation area.

The following procedures must be complied with by Council as the planning proposal authority before the deferred matter may be reconsidered under section 3.36(4) of the Act:

1. A detailed assessment of the heritage significance of the proposed Edgecumbe Estate heritage conservation area, including but not limited to:
 - (a) an evaluation against the heritage assessment criteria in the Heritage Office Guidelines, *Assessing Heritage Significance*, 2001;
 - (b) completion of a statement of significance to explain the heritage values of the conservation area;
 - (c) an analysis of the character, physical attributes, curtilage and setting of the conservation area; and
 - (d) a comparative analysis of the area with other similar estates within Coogee or the LGA;

2. Re-exhibition of the heritage conservation area component of the planning proposal in conjunction with the additional heritage assessment specified above:
 - (a) The amended planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. A copy of the heritage assessment as required in part (1) above is to be submitted to the Department for review and endorsement, prior to re-exhibition as required in part (2); and
4. Council is not authorised as the local plan-making authority for the purposes of the deferred matter.

Should the procedures specified above be completed to the satisfaction of the Department as the Minister's delegate, a separate local environmental plan may be prepared to amend Part 2, Schedule 5 of the Randwick LEP 2012 to include the proposed HCA.

Should you have any enquiries about this matter, I have arranged for Mr Simon Ip, Manager, Place and Infrastructure to assist you. Mr Ip can be contacted on 8289 6714

Yours sincerely



7 July 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure