

Gateway Determination

Planning proposal (Department Ref: PP-2023-2235): Amend planning controls to facilitate the redevelopment of Randwick Junction Town Centre.

I, the Acting Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Randwick Local Environmental Plan 2012 to facilitate the redevelopment of Randwick Junction Town Centre should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 14 November 2025.

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) Provide a plain English explanation of the rationale for the proposed heights and FSRs, including:
 - i. the alignment between the proposed heights and FSRs
 - ii. how it achieves the intended outcomes and enables flexibility for lot amalgamation and design excellence
 - iii. how the transition to fine grain heights and FSRs is the simplest way to achieve the desired result
 - iv. reasoning for certain contributory buildings not being identified for uplift
 - v. that the proposal does not unintentionally limit future development potential by being overly prescriptive.
 - b) Review proposed height and FSR controls for the following areas to identify additional capacity, whilst being sympathetic to heritage items, on sites:
 - i. in the block closest to the intersection of Alison Road and Belmore Road
 - ii. along Belmore Road where lot depths would allow sufficient setbacks to mitigate any visual impact from the street.
 - c) Amend the planning proposal and draft Affordable Housing Contribution Scheme to be consistent with the Department's *Guideline for Developing an Affordable Housing Contribution Scheme*. This must be supported by adequate information demonstrating that the proposed rates are viable at the proposed FSRs.

- d) Remove the proposed requirement for Active Street Frontages from secondary roads and proposed new through-site links.
 - e) Remove references to the proposed new 'Affordable Housing Area' LEP map and update the Special Provisions Area map to reflect changes to the draft Affordable Housing Contribution Scheme required to meet Condition 1(c).
 - f) Address the Randwick Local Housing Strategy.
 - g) Remove the proposed new design excellence clause.
 - h) Update heritage mapping to reflect changes made as part of the Comprehensive LEP which came into effect on 1 September 2023.
 - i) Address Ministerial Direction 4.4 Remediation of Contaminated Land.
 - j) Address consistency with Ministerial Direction 4.1 Flooding, with consideration to the NSW Flood Planning Framework, the findings and recommendations of the 2022 NSW Flood Enquiry, and evacuation and access for emergency services.
2. Prior to exhibition, the planning proposal is to be amended in accordance with Condition 1 and forwarded to the Minister under s 3.34(6) of the Act.
 3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Transport for NSW
 - Department of Climate Change, Energy, the Environment and Water – Heritage NSW
 - NSW Health – South Eastern Sydney Local Health District
 - University of NSW
 - Relevant utility providers, including Sydney Water and AusGrid.Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
 4. The planning proposal should be made available for community consultation for a minimum of 30 working days.

Dated 16 February 2025



Daniel Thompson
Acting Executive Director
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces