

Gateway Determination

Planning proposal (Department Ref: PP-2024-1581): to amend the *Randwick Local Environmental Plan 2012* to apply new and amended height controls to the subject land at 215, 215A and 215B Anzac Parade, Kensington and introduce a new local provision.

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 apply new and amended height controls to the subject land at 215, 215A and 215B Anzac Parade, Kensington and introduce a new local provision should not proceed for the following reasons:

1. The proposal has not adequately demonstrated the need for amendments to the Height of Buildings Map or need for a new site-specific additional local provision.
2. The proposed new local provision has not been adequately justified and is inconsistent with the Standard Instrument LEP and duplicates requirements for consideration of matters under section 4.15 (a)(ii) of the *Environmental Planning and Assessment Act 1979*.
3. The proposal has not demonstrated sufficient strategic merit as it does not give effect to the Eastern City District Plan, and has not provided sufficient justification to demonstrate consistency with the planning priorities:
 - E1 Planning for a city supported by infrastructure
 - E5 Providing housing supply, choice and affordability with access to jobs, services and public transport
 - E8 Growing and investing in health and education precincts and the Innovation Corridor
 - E10 Delivering integrated land use and transport planning and a 30-minute city
4. The proposal has not demonstrated sufficient strategic merit as it does not adequately respond to the changes in circumstances, including infrastructure investment, key Government priorities and changes in student numbers.
5. The inconsistency with Section 9.1 Ministerial Directions 1.4 Site specific provisions and 5.1 Integrating land use and transport has not been adequately justified.
6. The proposal has not adequately demonstrated that the proposal would result in improved social and economic outcomes.

Dated 17 October 2024



Daniel Thompson
Acting Executive Director, Local Planning
and Council Support
Planning, Land Use Strategy, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces