

PRE-GATEWAY REVIEW

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DATE OF REVIEW	Tuesday 11 October 2016
PANEL REF# – LGA - ADDRESS	2016SYE104 – Randwick - 111-125 Anzac Parade & 112 Todman Avenue Kensington
LEP TO BE AMENDED	Randwick LEP 2012
PROPOSED INSTRUMENT	The proposal seeks to amend the Randwick Local Environmental Plan 2012 to increase building height to 85m and increase the FSR to 7:1 across the subject site.
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Julie Savet Ward, Scott Nash, Greg Moore
DECLARATIONS OF INTEREST	None

REASON FOR REVIEW	The council has notified the proponent that the request to prepare a planning proposal has not been supported
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In considering the request, the Panel has reviewed all relevant information provided as well as the views and position of the department and the relevant local government authority. Based on this review the Panel recommends the following:

PANEL RECOMMENDATION	The proposed instrument SHOULD NOT be submitted for a gateway determination	
COMPOSITION	Not unanimous	Comments: Sue Francis voted against

ADVICE AND JUSTIFICATION

The Panel has considered the Department of Planning & Environment's briefing note, as well as the views of the council and of the proponent and each member is familiar with the site. The majority of the Panel (John Roseth, Julie Savet Ward, Scott Nash and Greg Moore against Sue Francis) recommends that the planning proposal should not proceed to Gateway Determination.

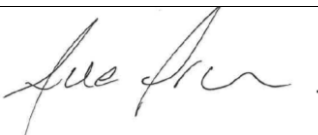
The Panel agrees that the Anzac Parade corridor (and specifically the Kingsford and Kensington Town Centres) are suitable for increased density because of future increase in public transport capacity. However, the Panel considers that this should be planned for in the context of a review of the whole catchment of the corridor and with full participation of the community. While the applicant has done its best to consider the proposal in its context, it has necessarily prepared the planning proposal from the point of view of its own site.

The Panel notes that the council is well advanced in a planning review of the Kingsford and Kensington Town Centres and has programmed the exhibition of a planning proposal for these two precincts for late 2016 to early 2017. Given that the planning proposal will include the subject site, a separate planning proposal for the site will not be necessary and would in fact be confusing.

The Panel has considered the proponent's request that the recommendation of the Panel should be deferred. The majority of the Panel voted against deferral on the grounds that, even if the council's timetable is not met and the exhibition of the planning proposal for the two town centres is delayed, it remains inappropriate to consider the future of this site by itself rather than in the context of the Kensington Town Centre.

Sue Francis noted the applicants request to defer the decision at this time on the basis that the timing of the strategic review and the preparation of the PP for the precinct, whilst laudable, is somewhat optimistic and may change significantly. Given that the precinct has strategic merit for additional density, delays may render a developer led PP (consistent with the strategic position of Council) more desirable.

The applicant requested that the panel defer its decision until it can be clearer on the timing of the Council's actions and outcomes, with the possible option of their amending their PP to be consistent with the council's strategy. Whilst there would be no certainty as to the acceptability to the panel of the subject PP in its present form or if amended following any deferral, Sue Francis considers that the requested deferral, at the applicants' request, is reasonable.

PANEL MEMBERS	
John Roseth Chair	
Sue Francis	
Julie Savet Ward	
Scott Nash	
Greg Moore	