



Mr Ray Brownlee
General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

16/07746

Attention: Mr Alan Bright

Dear Mr Brownlee

PRE-GATEWAY REVIEW REQUEST - 111-125 ANZAC PARADE AND 112 TODMAN AVENUE, KENSINGTON (PGR_2016_RANDW_001_00)

I refer to the request for a pre-Gateway review of the planning proposal for land at 111 - 125 Anzac Parade and 112 Todman Avenue, Kensington.

I have considered the request for a pre-Gateway review, together with the outcomes of the Department's assessment, advice provided by Council and related considerations, and determined that there may be merit in the proposal proceeding for further consideration. Consequently, the review request is now ready to be referred to the Sydney East Joint Regional Planning Panel (JRPP) for a detailed review.

Should the Panel have specific questions for clarification about the proposal, it may choose to contact Council to seek its views prior to the completion of the review. You will be advised of the Panel's recommendations once its assessment has been completed. You can check the progress of the pre-Gateway review on the Tracking System at <http://pgrtracking.planning.nsw.gov.au/>

I enclose for your information, a copy of my letter to the applicant, Ms Shmuel of JBA Urban Planning Consultants Pty Ltd.

If you have any enquiries about this matter, please contact Ms Charlene Nelson, of the Department's Sydney Region East section on (02) 9228 6570.

Yours sincerely

 20/9/16
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl: Letter to JBA Urban Planning Consultants Pty Ltd



Ms Kim Shmuel
Associate
JBA Urban Planning Consultants Pty Ltd
PO Box 375
North Sydney NSW 2059

16/07746

Dear Ms Shmuel

PRE-GATEWAY REVIEW REQUEST – 111-125 ANZAC PARADE AND 112 TODMAN AVENUE, KENSINGTON (PGR_2016_RANDW_001_00)

I refer to your request for a pre-Gateway review on behalf of TOGA Kensington Pty Ltd, for your proposal at 111 -125 Anzac Parade and 112 Todman Avenue, Kensington.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council and related considerations. I have determined there may be merit in the proposal proceeding for further consideration. Your request is ready to be referred to the Joint Regional Planning Panel (Panel) for detailed review.

To enable the assessment to be undertaken by the Panel, please make arrangements to forward the applicable \$15,000 assessment fee within 21 days of the date of this letter. Please note the review will not be referred to the Panel until the fee has been provided. If the outstanding fee is not provided by the designated date, and no extension of time has been agreed, the review request will not be progressed and will be returned to you.

The Panel may contact you for further information as part of the assessment process. You will be advised of the Panel's recommendations once its assessment has been completed. You can check the progress of your request for review on the pre-Gateway review tracking system at: www.pgrtracking.planning.nsw.gov.au

If you have any further enquiries about this matter, please contact Ms Charlene Nelson, of the Department's Sydney Region East section on (02) 9228 6570.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

19/08/2016