

Dr John Roseth
Chair
Sydney East Joint Regional Planning Panel
c/o Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Ref: 16/07746

Attention: Angela Kenna

Dear Dr Roseth

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

I am writing to advise the Sydney East Joint Regional Planning Panel that a pre-Gateway review request, has been submitted to the Department of Planning and Environment for consideration.

The pre-Gateway review request seeks to amend the Randwick Local Environmental Plan 2012 in relation to an amalgamated site at 111-125 Anzac Parade and 112 Todman Avenue, Kensington to:

- increase the maximum building height from 12m, 21m and 25m, to 85m across the site; and
- introduce a floor space ratio of 7:1.

The proponent is seeking a pre-Gateway review because the Council has notified the proponent that the request to prepare a planning proposal has not been supported.

The Department of Planning and Environment has completed an assessment of the proposal and considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the proposal and prepare advice concerning the merits of the proposal. The advice should include a recommendation as to whether, in the opinion of the Panel, a planning proposal should be submitted for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*.

The Panel is encouraged to meet with the Department of Planning and Environment, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

The advice and recommendation should be provided within 28 days of the date of this request and sent to the Sydney Region East Regional Office of the Department of Planning and Environment.

The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponents request for review, together with application form, supporting information and relevant correspondence (Tab Request and Tab Council's Response);
- The Department of Planning and Environment's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit (Tab Information Assessment and Recommendation Report); and
- Panel advice and recommendation template (Tab Template).

Should you have any further enquiries about this matter, I have arranged for Ms Charlene Nelson, of the Department's Sydney Region East section to assist you. Ms Nelson can be contacted on (02) 9228 6570.

Yours sincerely


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl: Information Assessment and Recommendation Report
Request - Pre-gateway Review
Planning Proposal
Council's Response
Advice to Minister - PGR - 84-108 Anzac Parade, Kensington
Advice to Minister - PGR - 395 and 397-397A Anzac Parade and 1 and 17 Bunnerong Rd, Kingsford
Recommendation Report template