



MN/KS
15307
24 March 2016

Karen Armstrong
Regional Director – Sydney East
Department of Planning and Environment
22-33 Bridge Street
SYDNEY NSW 2000

Attention: Karen Armstrong (Regional Director - Sydney East)

LODGEMENT OF PRE GATEWAY REVIEW

111-125 ANZAC PARADE AND 112 TODMAN AVENUE KENSINGTON & 137-151 ANZAC PARADE, KENSINGTON

I write to you on behalf of TOGA, who are the applicant and land owner for two Planning Proposal's in the Randwick LGA, as outlined below:

- **111-125 Anzac Parade and 112 Todman Avenue Kensington** - The Planning Proposal seeks to amend the Randwick LEP 2012 to increase the building height control to 85m and establish an FSR of 7:1 across the entire site; and
- **137-151 Anzac Parade, Kensington** - The Planning Proposal seeks to amend the Randwick LEP 2012 to increase the building height control to 83m and establish an FSR of 7:1 across the entire site.

On 22 March 2016, Randwick Council considered both of the Planning Proposals and resolved not to endorse the proposals for to be sent to the Department of Planning and Environment (DPE) for Gateway Determination. We hereby request, on behalf of TOGA, that the DPE initiate a Pre-Gateway Review of the proposals to determine if they have strategic merit. Representatives from TOGA and JBA met with Lee Mulvey in late 2015 prior to the lodgement of the Planning Proposals with Randwick Council to seek the Department's feedback and input into the Proposed LEP amendments. Feedback from this meeting indicated that both proposals have strategic merit and we consider that a Pre-Gateway review is necessary.

Should you have any queries about this matter, please do not hesitate to contact me on 9956962 or kshmuel@jbaurban.com.au.

Yours faithfully

Kim Shmuel
Associate