

Mr Alan Bright
Manager Strategic Planning
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Mr Bright

I refer to Randwick City Council's planning proposal to amend Randwick Local Environmental Plan (LEP) 2012 to increase height and floor space ratio controls and introduce new local provisions for Kensington and Kingsford Town Centres (PP_2017_RANDW_001_00).

The Department has reviewed the updated planning proposal in response to conditions 1, 2 and 3 of the Gateway determination, as amended by the Gateway alteration dated 19 December 2018.

With regards to Condition 1(a), the Department is satisfied that a revised statement of intent for the inclusion of a clause for community infrastructure has been provided in accordance with (i) and (ii).

In addition, an updated feasibility assessment has been provided and is considered satisfactory in accordance with Condition 1(b).

With regard to Condition 1(c) and (d), the Department has reviewed the draft Kensington and Kingsford Town Centres Affordable Housing Contribution Scheme including the additional supporting information prepared by Hill PDA against the Department's *Guideline for Developing an Affordable Housing Contribution Scheme*.

The Department is satisfied that the draft Kensington and Kingsford Town Centres Affordable Housing Contribution Scheme is generally consistent with the Guideline, and that Council has provided evidence to support that the proposed affordable housing contribution rate is viable. Although the preferred approach under the Guideline is a single contribution rate (as opposed to a staged rate) it is acknowledged that Council's work to develop the proposed affordable housing contributions scheme and the Gateway determination pre-date the publication of the Guideline.

As part of the exhibition material, Council must include documents that provide the supporting evidence for the Affordable Housing Contribution Scheme. This will enable the community and stakeholders to review and comment on the rate and the assumptions, inputs and reasoning which informed Council's assessment that the rate is viable.

The comments previously provided in the Department's correspondence to Council, dated 26 July 2019, in relation to the inconsistency of the draft Kensington and Kingsford Town Centres Affordable Housing Contribution Scheme with the template in Appendix 3 of the Department's Guideline have been addressed adequately by the revised planning proposal, except for the need to increase the size of the map in Section 1.4 of the Scheme.

With regards to Condition 2 of the Gateway determination, the Department is satisfied by the information provided in Part 5 of the revised planning proposal that initial consultation has been undertaken with the required public agencies.

With regards to Condition 3, the Department endorses the revised planning proposal for exhibition, subject to Council's resolution of the following outstanding issues prior to the commencement of community consultation:

1. The draft Kensington and Kingsford Town Centres Affordable Housing Contribution Scheme is to include a larger map which clearly identifies each lot to which the scheme applies.
2. Attachment H – Consistency with SEPPs is to be updated to:
 - a. address all existing SEPPs in effect, including SEPP (Coastal Management) 2018, and remove reference to those repealed, including SEPP No. 14, SEPP No. 26 and SEPP No. 71; &
 - b. complete the second sentence addressing SEPP (BASIX) 2004.
3. Attachment G – Consistency with s9.1 Directions is to be updated to address Direction 2.2 Coastal Management.
4. Figures 1, 2 and 3, which depict existing height of building and FSR development standards, are to be increased in size to be legible on a printed document.

Council need not re-submit the planning proposal to the Department upon resolving the issues listed above.

Community consultation is to occur in accordance with conditions 4, 5 and 6 of the Gateway determination.

If you have any questions, please contact Mr Alex Hill, Planning Officer, Sydney Region East, at the Department on 8217 2069.

Yours sincerely

06/08/19

Laura Locke
Acting Director Eastern and South District
Place, Design and Public Spaces