

Our ref: A12/0220-02

12th March 2013

Director General
Department of Planning and Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Dear Mr. Haddad

**PLANNING PROPOSAL TO AMEND
WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012 – (AMENDMENT No 1)
MACPHERSON AND St THOMAS STREETS, BRONTE, NEIGHBOURHOOD CENTRE**

On 19TH February 2013, Waverley Council resolved to prepare and forward the attached Planning Proposal to the Department of Planning for a gateway determination. The Planning Proposal seeks to:

- Rezone 107 Macpherson Street, Bronte from B1 Neighbourhood Centre zone to R3 Medium Density Residential zone;
- Include an additional local provision in Part 6 – Additional Local Provisions, of WLEP 2012 to establish a cap on the size of retail premises in the Macpherson and St Thomas Streets Neighbourhood Centre in order to give greater weight to the objectives of the zone and provide greater certainty to the property owners, developers and the community.
- Amend WLEP 2012 Schedule 1 Additional Permitted Uses to allow “Registered Club (Bronte Returned Services Club only)” on the site of 113 Macpherson Street, Bronte in addition to the uses permitted under the B1 Neighbourhood Centre zone.
- Council also requests authority to exercise the delegations issued by the Minister under Section 59 of the EP& A Act 1979.

The Planning Proposal has been prepared under Part 3 of the *Environmental Planning and Assessment Act 1979* and in accordance with the requirements set out in the Department’s “A guide to preparing local environmental plans” and “A guide to preparing Planning proposals” released in October 2012. Please find attached the Planning Proposal and supporting documentation including:

- Council report and resolution;
- Studies relied upon to determine Council’s resolution;
- Relevant diagrams identifying the sites and proposed LEP Maps; and
- The Project Timeline.

Should you have any questions or require additional information please do not hesitate to contact Alex Sarno of Council’s Strategic Land Use Planning Section on (02) 9369 8099.

Yours Sincerely



Peter Monks
Director Planning and Environmental Services