

Waverley LEP 2012 Amendment 2 - Bondi Junction & Housekeeping

Proposal Title : **Waverley LEP 2012 Amendment 2 - Bondi Junction & Housekeeping**

Proposal Summary : **This planning proposal firstly, implements the Council adopted outcomes of the Bondi Junction Urban Design Review 2012, and secondly, makes a number of housekeeping amendments to planning provisions to improve the operation of Waverley Local Environmental Plan 2012.**

PP Number : **PP_2013_WAVER_003_00** Dop File No : **13/09163**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones
2.1 Environment Protection Zones
2.2 Coastal Protection
2.3 Heritage Conservation
2.4 Recreation Vehicle Areas
3.1 Residential Zones
3.3 Home Occupations
3.4 Integrating Land Use and Transport
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that:**

- 1. The planning proposal be supported;**
- 2. That the planning proposal be exhibited for a period of 28 days;**
- 3. Consult with Transport for NSW and Roads and Maritime Services. This can occur concurrently with public exhibition of the planning proposal;**
- 4. A public hearing is not required;**
- 5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**
- 6. The inconsistency with the s.117 directions 1.1 Business and Industrial Zones is justifiably inconsistent.**
- 7. Council should revise discussion of s.117 Directions in planning proposal to use "justifiably inconsistent" rather than "not inconsistent".**

Supporting Reasons : **The proposal is consistent with the directions in the Metropolitan Plan 2036; provides certainty for land owners and developers West of Newland Street, Bondi Junction; is consistent with existing uses; and is supported by good access to transport and other services.**

It is preferred that this planning proposal be combined with planning proposal Waverley LEP 2012 Amendment No.3 - 344-354 Oxford Street, Bondi Junction [PP_2013_WAVER_002_00]. Council should be requested or at least encouraged to combine these planning proposals. At a minimum, Council should ensure both proposals are exhibited together.

Panel Recommendation

Recommendation Date : **13-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to include current and proposed land zoning maps, which are at an appropriate scale, clearly**

identify the subject site and show the surrounding zoning.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW
- Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

