

Our ref: PP-3/2019

August 9, 2019

The Secretary
Department of Planning, Industry and Environment
GPO, Box 39
Sydney, NSW 2001

Dear Ms McNally,

Re: Planning Proposal to protect and promote existing commercial floor space within the Bondi Junction Strategic Centre

On 6 August 2019, Council resolved to support the Planning Proposal prepared by Council to support Bondi Junctions role as the primary commercial centre in the Eastern Suburbs and to achieve key actions in the Eastern City District Plan, including the promotion of knowledge intensive employment uses (Action 46c) and employment targets (Action 46a). To this end, this Planning Proposal seeks to add an additional local provision to the Waverley LEP to ensure a truly 'mixed use' outcome in the B4 Mixed Use zone. It also seeks to prohibit 'hotel/motel accommodation' and 'serviced apartments' in the B3 Commercial Core zone to encourage knowledge intensive employment uses in the limited remaining sites in this zone.

Council is requesting to be given Plan-Making Authority for this Planning Proposal. 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."

Please find attached the Planning Proposal and supporting documentation including:

- Planning Proposal;
- Bondi Junction Commercial Centre Review;
- Planning Proposal information checklist;
- Council minutes from the Strategic Planning Development Committee Meeting 6 August 2019

Council wishes to meet with DPIE in order to introduce the Planning Proposal and the proposed changes to the LEP, given the complexities of changing planning controls for an entire centre and the underlying economics. The loss of commercial floor space is an issue that needs to be urgently addressed. Council requests that this Planning Proposal be assessed and treated with urgency to stem the loss of commercial floor space in Bondi Junction.

If you have any questions, require assistance or further information, please contact Patrick Connor, Strategic Planner on 9083 8085.

Regards,



George Bramis
Executive Manager
Urban Planning, Policy and Strategy