



Mr Arthur Kyron
General Manager
Waverley Council
GPO Box 9
BONDI JUNCTION NSW 1355

15/06855

Dear Mr Kyron

Planning Proposal to amend Waverley Local Environmental Plan 2012

I refer to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) in respect of the planning proposal to amend the Waverley Local Environmental Plan 2012. The proposed amendment seeks to rezone 21-23 Niblick Street, North Bondi, from R2 Low Density Residential to RE1 Public Recreation.

As a delegate of the Minister for Planning, I have determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I note that Council is yet to agree with Sydney Water on the terms of sale of the subject land. I encourage Council to work with Sydney Water to reach an agreement prior to public exhibition of the planning proposal.

The amending LEP is to be finalised within nine months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any further enquiries about this matter, please contact Lauren Templeman on telephone number (02) 8575 4112.

Yours sincerely


Lee Mulvey
Director, Metropolitan Delivery (CBD)
Planning Services