



Office of the Secretary

Mr Arthur Kyron
General Manager
Waverley Council
PO Box 9
Bondi Junction NSW 1355

15/04262

Dear Mr Kyron

Waverley Local Environmental Plan 2012 (Amendment No. 4)

I refer to the planning proposal to increase the maximum building heights and maximum floor space ratio for 109-113 Macpherson Street, Bronte in the Waverley Local Environmental Plan 2012 (Amendment No. 4) (the Plan).

Following the Planning Assessment Commission's recommendation during the pre-Gateway Review process, the Department concluded that there was merit in the planning proposal proceeding to public exhibition to allow the community to formally comment on the planning proposal.

The Department's post exhibition assessment has concluded and as a result, as the Minister's delegate, I have decided not to make the Plan under section 59(2)(b) of the *Environmental Planning and Assessment Act 1979*. The matters considered included that:

- Bronte is not identified as a priority for urban renewal in the metropolitan plan for Sydney, *A Plan for Growing Sydney*;
- The proposal is not located on a major transport corridor;
- the proposal was found to be inconsistent with current controls and the area's neighbourhood centre zoning;
- Waverley Council is already meeting housing targets; and
- despite the proposal being amended in response to issues raised by the community, the subsequent public exhibition identified that significant opposition remained and that the proposal is not supported by either the community or the Council.

If you have any further enquiries regarding this matter, please contact Mr Simon Manoski, Acting General Manager, Metropolitan at the Department of Planning and Environment, to assist. Mr Manoski can be contacted on (02) 8575 4139.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'CM McNally', with a long horizontal flourish extending to the right.

Carolyn McNally
Secretary

11.3.15