



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

14/08022

Dear Mr Kyron

Planning proposal to amend Waverley Local Environmental Plan 2012

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (Act) in respect of the planning proposal to amend *Waverley Local Environmental Plan 2012*. The proposed amendment seeks to increase maximum building height and floor space ratio controls on the Bronte RSL site at 109-113 Macpherson Street, Bronte.

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

In making this decision, I have required the Gateway determination include as a condition, a 500 square metre limit on retail tenancies. This is consistent with my decision in relation to Waverley Local Environmental Plan 2014 (Amendment No.1).

The amending Local Environmental Plan (LEP) is to be finalised within nine (9) 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 to draft and finalise the LEP should be made six (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 Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Mr Simon Manoski, Acting General Manager, Metropolitan Delivery, of the Department on (02) 9228 6565.

Yours sincerely

Carolyn McNally
Secretary

2.9.14