

Mr Tim Sneesby
Manager Strategic Planning
Waverley Council
PO Box 9
BONDI JUNCTION NSW 2022

Dear Mr Sneesby

Planning proposal PP_2017_WAVER_002_00 – Alteration of Gateway Determination

I refer to your letter in relation to revisions to planning proposal PP_2017_WAVER_002_00 seeking to retain the B3 Commercial Core zoning, introduce shop top housing as an additional permitted use and amend floor space ratio controls for land at 96-122 Ebley Street, Bondi Junction.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 20 July 2017 for PP_2017_WAVER_002_00 (since altered). The Alteration of Gateway determination is enclosed.

The altered Gateway determination includes conditions requiring further community consultation and changes to the planning proposal document to provide updated information that reflects the proposed revisions and intended outcomes.

Council, as the planning proposal authority, must ensure the information provided in the planning proposal document is accurate and current and the Gateway determination conditions are complied with prior to the commencement of community consultation.

Council has been issued authorisation to make this plan. The amending local environmental plan (LEP) is to be finalised within **nine months** of the date of the alteration of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

If you have any questions in relation to this matter, I have arranged for Mr Pengfei Cheng to assist you. Mr Cheng can be contacted on 8289 6686.

Yours sincerely



6/11/2019

Laura Locke
A/Director, Eastern and South Districts
Greater Sydney, Place and Infrastructure

Encl: Alteration of Gateway Determination