

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2017_WAVER_002_00)

I, A/Director, Eastern and South Districts at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 20 July 2017 (since altered) for the proposed amendment to the Waverley Local Environmental Plan (LEP) 2012 as follows:

1. Change the description of the planning proposal

from “rezone land at 96-122 Ebley Street, Bondi Junction and the adjoining Ebley Street and Hollywood Avenue road reserves from B3 Commercial Core to B4 Mixed Use and amend floor space ratio controls”.

to “introduce *shop top housing* as an additional permitted use on land at 96-122 Ebley Street, Bondi Junction and amend floor space ratio controls”.

2. Delete:

“condition 1”

and replace with:

new condition 1:

“Prior to community consultation, the planning proposal is to be updated to:

- a) remove reference to the adjoining Ebley Street and Hollywood Avenue road reserves as being part of the planning proposal;
- b) remove reference to rezoning of land in the objectives;
- c) update the proposed controls table in the explanation of provisions;
- d) remove the proposed Schedule 1 clause and replace with a plain English explanation of the proposed provisions;
- e) include the views of the former Office of Environment and Heritage in response to the previously exhibited planning proposal and how they will be addressed; and
- f) provide an updated project timeline outlining the anticipated time frame for the plan-making process.”

3. Delete:

"condition 5"

and replace with:

a new condition 5: "The time frame for completing the LEP is to be **9 months** from the following date of the Alteration to the Gateway determination."

4. Insert:

new condition 6:

"Further community consultation is required.

Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018)."

Dated 6 day of November 2019.



Laura Locke
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Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment