



Our ref: PP-1/2016

11 July 2019

The Secretary
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Re: Planning Proposal to amend Waverley Local Environment Plan 2012 – 96 – 122 Ebley Street, Bondi Junction

Dear Mr. Betts

On 2 July 2019, Council resolved to support the proponent's revised PP dated 24 April 2019 for the above site and send the amended proposal to the Department of Planning, Industry and Environment seeking Gateway Determination. The amended Planning Proposal seeks the following:

- Retain the B3 Commercial Core Zone across the site.
- Retain the existing 32m height limit across the site.
- Increase the FSR to 6:1 across the site.
- Introduce a minimum non-residential floorspace requirement of 5:1 across the entire site, which would maintain the existing level of commercial floor space capacity by providing 16,450m² of commercial floorspace.
- Introduce "shop-top housing" as a permissible use on this site through an additional permitted use under Schedule 1 in the Waverley LEP.
- Prohibition of serviced apartments in the non-residential floorspace component.

The planning proposal has been prepared under Part 3 of the *Environmental Planning and Assessment Act* and in accordance with the requirements set out in 'A guide to preparing Planning Proposals'. Please find attached the revised PP and the following documentation:

- Council 2 July 2019 SPDC resolution
- Council 2 July 2019 SPDC report
- Council shadow diagrams

Any enquiries may be directed to Patrick Connor, Strategic Planner, on (02) 9083 8085.

Yours Sincerely,
Tim Sneesby

A/Executive Manager

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