



Our ref: PP-1/2016

31 May 2017

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

Dear Ms. McNally,

Re: Planning proposal to amend Waverley Local Environmental Plan 2012 – 96-122 Ebley Street, Bondi Junction

On 6 December 2017, Council resolved to support the proponent's planning proposal for the above site subject to amendments and forward the attached amended planning proposal to the Department of Planning and Environment seeking a Gateway Determination. The planning proposal broadly seeks the following:

- Rezone the subject site from B3 Commercial Core to B4 Mixed Use.
- Increase the FSR for 96-108 Ebley Street (part of site) from 4:1 to 5:1.
- Introduction of a new minimum non-residential floor space ratio for the subject site of 3.5:1 (excluding serviced apartments).

The Planning Proposal has been prepared under Part 3 of the *Environmental Planning and Assessment Act 1979* and in accordance with the requirements set out in the Department's "A guide to preparing local environmental plans" and "A guide to preparing Planning proposals". Please find attached the Planning Proposal and supporting documentation including:

- Council resolution;
- Planning Proposal Information Checklist; and
- The Project Timeline.

Yours Sincerely,

George Bramis
Executive Manager, Shaping Waverley