

Gateway Determination

Planning Proposal (Department Ref: PP_2017_WAVER_002_00): to rezone land at 96-122 Ebley St, 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.

I, the Acting Director, Sydney Region East, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Waverley Local Environmental Plan (LEP) 2012 to rezone land at 96-122 Ebley St, 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 should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to remove the proposed clause 4.4A Exceptions to Floor Space and replace with a plain English explanation of the proposed provisions and also include reference to the proposed rezoning of the adjoining Ebley Street and Hollywood Avenue road reserves.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the Planning Proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (NSW Department of Planning and Environment 2016).
3. Consultation is required with the Office of Environment and Heritage under Section 56(2)(d) of the Act. Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 20 day of July 2017.



Craig Diss
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission