

Waverley LEP 2012 Amendment No 3 - 344-354 Oxford Street, Bondi Junction

Proposal Title : **Waverley LEP 2012 Amendment No 3 - 344-354 Oxford Street, Bondi Junction**

Proposal Summary : **Rezone 344-354 Oxford Street, Bondi Junction from B3 Commercial Core to B4 Mixed Use.**

PP Number : **PP_2013_WAVER_002_00** Dop File No : **13/09162**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that:**

- 1. The planning proposal be supported;**
- 2. That the planning proposal be considered as routine and exhibited for a period of 14 days;**
- 3. No consultation is required with State or Commonwealth public authorities;**
- 4. A public hearing is not required;**
- 5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.**
- 6. The inconsistency with the s117 directions 1.1 Business and Industrial Zones is justifiably inconsistent.**
- 7. Council should consider merging this proposal with Waverley LEP 2012 Amendment No 2 - Bondi Junction and Housekeeping at the LEP drafting stage.**

Supporting Reasons : **The proposal is consistent with the directions in the draft Metropolitan Strategy for Sydney 2031; provides certainty for land owners; is consistent with existing uses; and is supported by good access to transport and other services.**

It is preferred that this planning proposal be combined with planning proposal Waverley LEP 2012 Amendment No.2 - Bondi Junction and Housekeeping [PP_2013_WAVER_003_00]. Council should be requested or at least encouraged to combine these planning proposals. At a minimum, Council should ensure both proposals are exhibited together.

Panel Recommendation

Recommendation Date : **13-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 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 (Department of Planning & Infrastructure 2013).**

2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

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

Signature:



Printed Name:

NEIL SELMON

Date:

14/6/13