

Waverley (Bondi Junction Centre) LEP 2010 - Rezone land at 241-245 Oxford Street and 4-12 Waverley Street, Bondi Junction

Proposal Title : **Waverley (Bondi Junction Centre) LEP 2010 - Rezone land at 241-245 Oxford Street and 4-12 Waverley Street, Bondi Junction**

Proposal Summary : **The amendment proposes to rezone 241-245 Oxford Street and 4-12 Waverley Street, Bondi Junction from B3 Commercial Core to B4 Mixed Use in the Waverley (Bondi Junction Centre) LEP 2010. No change to other LEP controls such as Floor Space Ratio or height controls are being sought.**

PP Number : **PP_2011_WAVER_002_00** Dop File No : **11/18264**

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. Adjust draft LEP map to include length of Hollywood Ave rezoned B4 Mixed Use as a result of spot rezoning;**
- 3. That the Planning Proposal be considered as routine and exhibited for a period of 14 days;**
- 4. No Consultation is required with State or Commonwealth public authorities;**
- 5. A public hearing is not required;**
- 6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The proposal is consistent with the directions in the Metropolitan Plan 2036 which recommends additional residential development in areas with good access to transport and strategic centres.**

Panel Recommendation

Recommendation Date : **27-Oct-2011** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to update the planning proposal prior to exhibition to explain the relationship between this planning proposal and the draft Waverley LEP 2011 and how the subject land will be rezoned in the comprehensive LEP.**
- 2. Council is to include mapping of the proposed rezoning as an amendment to Waverley LEP 2011 to ensure the proposed rezoning of the land can proceed irrelevant of the timing of Council's comprehensive LEP.**
- 3. Prior to exhibition, Council is to revise the draft LEP Land Zoning Map to include Hollywood Avenue land immediately east of the subject site within the subject land to be rezoned to B4 Mixed Use. In doing so, Council is to ensure the draft Map is clearly legible and prepared in accordance with the Department's Standard Technical Requirement for LEP maps for the purposes of the public exhibition.**
- 4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

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- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

6. 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).

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

Signature: _____

Printed Name: _____

Date: _____