



Planning



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10/14740

Department Generated Correspondence (Y)

Mr Tony Reed
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Our ref: PP_2010_WAVER_002_00 (10/13707)
Your ref: A10/0306

Dear Mr Reed,

Re: Planning Proposal to correct a zoning anomaly at Gould Street, Bondi Beach

I am writing in response to your Council's letter dated 15 June 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Waverley Local Environmental Plan 1996 to correct a zoning anomaly at 80 Gould Street and 82-92 Gould Street, Bondi Beach.

It is not considered that section 73A of the EP&A Act applies in this instance. However, as delegate of the Minister for Planning I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Department, in consultation with Council and the Parliamentary Counsel, will now make the necessary arrangements to finalise this LEP. The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and this should be completed within three (3) months.

Should you have any queries in regard to this matter, please contact Charlene Nelson of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,


Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_WAVER_002_00): to correct a zoning anomaly at 80 Gould Street and 82-92 Gould Street, Bondi Beach.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Waverley Local Environmental Plan 1996 to correct a zoning anomaly at 80 Gould Street (Lot 1 DP 179374) and 82-92 Gould Street (Lot B DP 314901), Bondi Beach should proceed subject to the following conditions:

1. The existing substation located at 80 Gould Street, Bondi Beach retaining its current 3(a) Business General zoning.
2. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
5. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated

16 day of July

2010.


* Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning