



Mr Ross McLeod
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Dear Mr McLeod

Planning proposal PP_2020_WAVER_001_00 to amend Waverley Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for 122 Bronte Road, Bondi Junction. The planning proposal is to:

- rezone the site from SP2 Infrastructure to B4 Mixed Use;
- increase the maximum building height from 15m to 18.5m;
- increase the maximum floor space ratio from 2:1 to 4:1; and
- include the site on the Active Street Frontages Map.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council has not requested to be the local plan-making authority. The Department has determined not to condition the Gateway for Council to be the local plan-making authority as the site has been the subject of two separate rezoning review applications.

The amending local environmental plan (LEP) is to be finalised within **12 months** of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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 by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the timeframes outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Christina Brooks to assist you. Ms Brooks can be contacted on 9274 6045.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

13 April 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination