

Our ref: PP-4/2019

14 November 2019

Jim Betts
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Betts

Re: 201 – 209 Old South Head Road, Bondi Junction Planning Proposal – Justification for not presenting to the Waverley Local Planning Panel

In September of 2019 Council received a Planning Proposal to add an additional permitted use of 'recreation facilities (indoor)' on 201 – 209 Old South Head Road, Bondi Junction. The site is currently zoned B1 Neighbourhood Centre and as such the 'recreation facilities (indoor)' use is prohibited. A change to the LEP is required in order to allow for the use on the site and as such a Planning Proposal is the only means of achieving this.

The Local Planning Panel direction states:

'A council to whom this direction applies is required to refer all planning proposals prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:

- a) the correction of an obvious error in a local environmental plan,*
- b) matters that are of a consequential, transitional, machinery or other minor nature, or*
- c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.*

I am satisfied that the additional permitted use of a *recreation facilities (indoor)* at 201 – 209 Old South Head Road, Bondi Junction will not have any significant adverse impact on the environment or adjoining land. Hence, we do not intend to send this Planning Proposal to the Waverley Local Planning Panel in accordance with c) above. Given the use has been in operation since 2015 and only received one complaint which has since been addressed, the change is considered minor in nature and as such does not need to be considered by the WLPP.

If you have any questions, require assistance or further information, please contact Patrick Connor, Strategic Planner on 9083 8085.

Yours Sincerely



Ross McLeod
General Manager | Waverley Council