



Mr Ross McLeod
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 2022

Dear Mr McLeod

Planning proposal PP_2019_WAVER_004_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) received on 15 October 2019 in respect of the planning proposal to rezone land at 84 Curlewis Street, Bondi Beach from R3 Medium Density Residential to B1 Neighbourhood Centre.

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. Please note that the Gateway determination includes a condition requiring revisions to the planning proposal document prior to commencement of community consultation.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 directions (Direction 3.1 Residential Zones) is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within **9 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Pengfei Cheng to assist you, who can be contacted on 8289 6686.

Yours sincerely

 17 December 2019

Brendan Metcalfe
A/ Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template