

Gateway Determination

Planning proposal (Department Ref: PP_2014_WAVER_003_00): rezone land at 105 Wellington Street, Bondi, from RE2 Private Recreation to R3 Medium Density Residential.

I, the Deputy Secretary, Housing, Growth and Economics, at the Department of Planning and Environment, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Waverley Local Environmental Plan 2012* to rezone land at 105 Wellington Street, Bondi, from RE2 Private Recreation to R3 Medium Density Residential should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as routine as described in *A Guide to Preparing LEPs (former Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **28 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 5.5.2 of *A Guide to Preparing LEPs (former Department of Planning & Infrastructure 2013)*.
2. Consultation is required with Office of Communities: Sport and Recreation, Transport for NSW, and Roads and Maritime Services under section 56(2)(d) of the Act. Agencies are to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).
4. The timeframe for completing the Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.

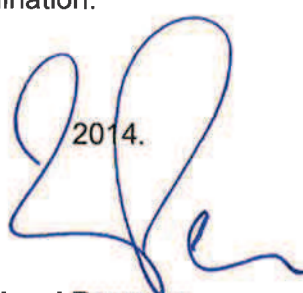
Dated

15

day of

September

2014.



Richard Pearson
Deputy Secretary
Housing, Growth and Economics

Delegate of the Minister for Planning