



Mr Arthur Kyron
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

14/09955

Dear Mr Kyron

Planning proposal to amend Waverley Local Environmental Plan 2012

I am writing in response to your Council's letter requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of a planning proposal to amend Waverley Local Environmental Plan (WLEP) 2012. The proposal seeks to amend WLEP 2012 by rezoning land at 105 Wellington Street, Bondi, from RE2 Private Recreation to R3 Medium Density Residential to facilitate its redevelopment for residential dwellings.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

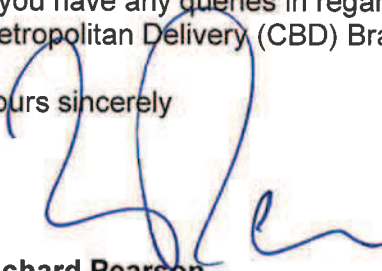
I note the proponent has offered to enter into a voluntary planning agreement with Council to support the continued operations of other existing tennis court facilities in the Waverley local government area. I encourage Council to consider entering into a voluntary planning agreement to offset the impacts this proposal may have on the provision of recreational facilities.

The amending Local Environmental Plan is to be finalised within nine months of the week following 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 the Department to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Lauren Templeman of the Metropolitan Delivery (CBD) Branch of the Department on (02) 8575 4112.

Yours sincerely


Richard Pearson
Deputy Secretary
Housing, Growth and Economics

15/9/14