

The Hon Carl Scully
Chair
Sydney Eastern City Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Our ref: IRF22/3661

Dear Mr Scully

Planning proposal (PP-2022-676) to amend Waverley Local Environmental Plan 2012

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone the land at 34 Flood Street, Bondi, from SP2 Infrastructure (Educational Establishment) to R3 Medium Density Residential under the Waverley Local Environmental Plan 2012.

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

The Panel may still need to obtain the agreement of the Secretary to comply with the requirements of the Minister under section 9.1 of the EP&A Act including, Direction 4.4 Remediation of Contaminated Land.

I have determined not to authorise the Panel to be the local plan-making authority due to the planning proposal previously being the subject of a rezoning review.

The proposed local environmental plan (LEP) is to be finalised within 6 months of the date of Gateway determination.

The NSW government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the planning 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 Gateway determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307 or via email at laura.locke@planning.nsw.gov.au.

Yours sincerely



18 November 2022

Amanda Harvey
Executive Director Metro East and South
Planning and Land Use Strategy
Department of Planning and Environment

Encl: Gateway determination