

Our ref: PP-1/2019

July 3, 2019

Director, Sydney Region East
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Submitted via email to: Melissa.halloran@planning.nsw.gov.au

To whom it may concern,

Re: Rezoning Review 122 Bronte Road, Bondi Junction 2022.

Please find attached Waverley Council's submission to the Rezoning Review (the Review) for 122 Bronte Road, Bondi Junction, received by the Department of Planning, Industry and Environment on 16 May 2019. Council is supportive of the aim of the proposal, however is currently undertaking a number of strategic studies that apply to the site, and wishes to complete these strategies to ensure a holistic approach to the planning of the area.

Council also notes that the Rezoning Review is in direct opposition to the Section 9.1 (previous 117) Ministerial Direction 6.3 Site Specific Provisions, which states that 'a planning proposal must not contain or refer to drawings that show details of the development proposal.' The proponent has submitted specific drawings and details of a development proposal.

The attached submission outlines the history of the proposal, and provides an assessment of the Rezoning Review against the criteria in *A Guide to preparing Planning Proposals* prepared by the DPE. Also attached is Council's Planning Proposal for the site.

As outlined in the submission, the adaptive reuse of the heritage item is supported, as well as the provision of an active street frontage and minimum non-residential FSR to ensure the delivery of employment floor space in accordance with the District Plan. It is noted the adaptive reuse of the item is achievable through the existing standards for the site, and would result in a development that is more compatible with the surrounding context.

Council requests the opportunity to present to the Sydney Eastern City Planning Panel when the Panel will decide whether to proceed to Gateway. If you have any questions, require assistance or further information about your application, please contact Council's Senior Strategic Planner, Jaime Hogan between the hours of 9.00am and 5.00pm, Monday to Friday, (excluding public holidays) on 9083 8057.

Best regards,



George Bramis
Executive Manager
Shaping Waverley

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