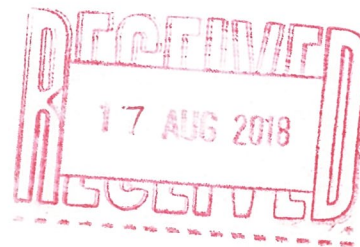


Our ref: PP-1/2018

August 10, 2018

Rimon Field Pty Ltd
c/o Urbis
Tower 2, Level 23, Darling Park
201 Sussex Street
SYDNEY NSW 2000
Att: Nik Wheeler



Dear Nik,

Re: Planning Proposal at 122 Bronte Road Bondi Junction 2022

On 7 August 2018 the Planning Proposal submitted by Urbis on behalf of Rimon Field Pty Ltd was reported to the Strategic Planning and Development Committee (SPDC) of Waverley Council as Item 5.8. The minutes of the meeting and the livestream recording of the meeting are made available on Council's website.

The SPDC resolved that Council:

1. Notes the submission of a planning proposal to amend the Waverley Local Environmental Plan 2012 (WLEP2012) lodged by Urbis on behalf of Rimon Field Pty Ltd on 12 January 2018.
2. Does not support the request to amend the WLEP2012 to:
 - a. Increase the maximum permissible height from 15 m to 28 m.
 - b. Increase the maximum permissible floor space ratio from 2:1 to 5:1.

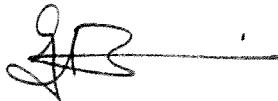
The SPDC then resolved the following as an item of urgent business. That Council:

1. Supports the planning proposal set out in Attachment 1 of Item PD/5.8/18.08 to amend the WLEP2012 in respect of 122 Bronte Road, Bondi Junction, being submitted to the Department of Planning and Environment for a Gateway Determination to proceed to formal public exhibition, that proposes the following:
 - a. The WLEP2012 is amended to change the zoning of the site from SP2 Infrastructure (Telecommunications) to B4 Mixed Use.
 - b. The WLEP2012 Active Street Frontages Map is amended to apply to the Bronte Road frontage of the site.
2. Notes that a minimum non-residential floor space ratio is anticipated to be applied to the site in the future as part of a separate planning proposal process.
3. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination, should that be approved by the Department of Planning and Environment.
4. Accepts the role of the Relevant Planning Authority from the Department of Planning and Environment, if offered, to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.

Accordingly Council will forward a modified planning proposal to the Department of Planning & Environment to satisfy the above motions.

If you have any questions, require assistance or further information, please contact Jaime Hogan, Senior Strategic Planner between the hours of 9.00am and 5.00pm, Monday to Friday, (excluding public holidays) on 9083 8057.

Best regards,

A handwritten signature in black ink, appearing to be 'GB', followed by a horizontal line.

George Bramis
Executive Manager
Shaping Waverley