



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

12 January 2018

The General Manager
Waverley Council
PO Box 9
Bondi Junction
NSW 1355

Dear Sir / Madam,

122 BRONTE ROAD, BONDI JUNCTION LODGEMENT OF PLANNING PROPOSAL

On behalf of Rimon Field Pty Ltd, Urbis seeks to initiate the preparation of an amendment to the Waverley Local Environmental Plan 2012 as it applies to the site.

This Planning Proposal seeks to amend the Zoning of the site, along with the Height of Building and FSR development standards applicable to the site, which will ultimately facilitate the development of a new high quality serviced apartment scheme, providing additional short term bed spaces, along with new uses at ground level to activate the street frontage.

The site is located at 122 Bronte Road, Bondi Junction, NSW 2022.

The Planning Proposal proposes to

- Rezone the land to Zone B4 Mixed Use
- Introduce a new maximum allowable building height of 28m
- Introduce a new maximum allowable floor space ratio (FSR) of 5:1

The Planning Proposal is lodged in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines prepared by the NSW Department of Planning and Environment. The Planning Proposal is supported by the following documents:

- An Urban Design Study Report prepared by MHN Design Union
- A Heritage Impact Assessment prepared by Urbis
- LEP Mapping prepared by Urbis.

I trust that this is satisfactory for the Council to process the Planning Proposal. However, should you wish to discuss this matter further, please contact the undersigned on 8233 9900.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Nik Wheeler", with a long, sweeping horizontal stroke extending to the right.

Nik Wheeler
Senior Consultant