

Gateway Determination

Planning proposal (Department Ref: PP_2016_WAVER_003_00): to amend height and floor space ratio controls for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.

I, the Executive Director, Regions, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Waverley Local Environmental Plan (LEP) 2012 to amend height and floor space ratio controls for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated as follows:
 - (a) to demonstrate consistency with the draft Central District Plan, released on 21 November 2016;
 - (b) the proposed LEP mapping and planning proposal be updated to reflect the correct SP2 Infrastructure zoning identified on the corner of Syd Einfield Drive and York Street;
 - (c) remove the proposed design excellence local provision including bonus provision scheme for undertaking a design competition;
 - (d) provide a statement of intent regarding a local provision for an architectural design competition to apply to this site, conducted in accordance with the Design Excellence Guidelines as issued by the Secretary and amended from time to time, and addressing:
 - overshadowing of surrounding area including Centennial Park;
 - the impact on heritage items in the vicinity of the site; and
 - (e) a site specific draft DCP is to be exhibited with the planning proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (NSW Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant section 117 Directions:
 - Woollahra Council;

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- Randwick Council;
- Office of Environment and Heritage;
- Transport for NSW;
- Roads and Maritime Services;
- Energy Australia;
- Sydney Water;
- Department of Education and Communities,
- NSW Ministry of Health; and
- Centennial Park and Moore Park Trust

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated *22nd* day of *December* 2016



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission