

Professor Mary O'Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O'Kane

Request for advice about finalising an amendment to Waverley Local Environmental Plan 2012

I am writing regarding a request by Waverley Council to the Greater Sydney Commission that an amendment to Waverley Local Environmental Plan 2012 should not proceed. Details of the planning proposal are summarised below:

Dept. Ref. No:	PP_2016_WAVER_003_00
LGA:	Waverley
LEP to be amended:	Waverley LEP 2012
Site / address:	194-214 Oxford Street and 2 Nelson Street, Bondi Junction
Proposal:	<p>The planning proposal for the site seeks to amend development controls and remove local heritage items to enable the redevelopment of the sites as follows:</p> <ul style="list-style-type: none"> • increase the maximum building height across the sites from 15m to 36m; • increase the floor space ratio from 1.5:1 to 3.5:1; • remove the local heritage listing of four terrace houses at 194-200 Oxford Street, Bondi Junction (Item 1212); • correct a zoning anomaly on the corner of Syd Einfeld Drive and York Road by rezoning a portion of the Syd Einfeld Drive road reserve from B4 Mixed Use to SP2 Infrastructure; and • include a site-specific local provision for an architectural design competition.

The commission is requested to review the planning proposal and prepare advice concerning its merits. The advice should include a recommendation to the Greater Sydney Commission confirming whether, in the Independent Planning Commission's opinion, the planning proposal should proceed to finalisation and if the Commission

determines that the planning proposal should proceed to finalisation what, if any changes should be made to the proposal given the issues raised.

The advice and recommendation should be provided within 28 days of receipt of this letter and sent to the Department of Planning and Environment at GPO Box 39, Sydney NSW 2001.

The following information and documents are enclosed to assist the commission in its review:

- Waverley Council's report recommending refusal of the proposal;
- Council's written request that the proposal not proceed;
- a planning proposal review report prepared by the Department of Planning and Environment;
- the Gateway determination report and Gateway determination; and
- associated planning proposal documentation.

Should you have any further enquiries about this matter, I have arranged for Ms Amanda Harvey, Director, Sydney Region East, at the Department to assist you. Ms Harvey can be contacted on 8275 1128.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

24/10/2018

Encl: Council report, Council request, planning proposal review report, Gateway determination report and Gateway determination, planning proposal documentation.