



Our ref: SF21/5293

12 August 2022

Simon Ip  
Manager, Place and Infrastructure  
Department of Planning and Environment  
Level 18  
12 Darcy Street  
Parramatta NSW 2150

### Section 3.22 Amendment – 20 Illawong Avenue, TAMARAMA

Dear Mr Ip,

I am writing with regards to the section 3.22 – expedited amendment of environmental planning instruments, as it relates to 20 Illawong Avenue, Tamarama (SP 1737). Specifically, I am writing in relation to the Local Planning Panels Direction – Planning Proposals and the requirement for planning proposals to be referred to the relevant local planning panel (in this instance, the Waverley Local Planning Panel).

As detailed in the Ministerial Direction, planning proposals prepared after 1 June 2018 are not required to be referred to the local planning panel for advice if a council's general manager determines that the planning proposal relates to:

- (a) The correction of an obvious error in a local environmental plan,
- (b) Matters that are of a consequential, transitional, machinery or other minor nature, or
- (c) Matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.

In line with the comments provided in the attached completed Section 3.22 Amendment submission form by Council Officers, I have determined that the Planning Proposal aligns with (b) in the above mentioned criteria as it relates to a matter that is 'consequential' in nature. This is due to the impending subdivision of the subject site and creation of a new lot at 5 Tamarama Street, which will result in the current R3 Medium Density Residential zoning being inconsistent with that of the surrounding R2 Low Density Residential zoning.

I trust that the attached completed submission form, Council Report, Council Meeting Minutes and proposed mapping provides enough information and justification, however, if you have any further questions, please contact Shima Niavarani, Strategic Planner on 9083 8054 or by email at [shima.niavarani@waverley.nsw.gov.au](mailto:shima.niavarani@waverley.nsw.gov.au).

Best regards,

Emily Scott  
General Manager, Waverley Council

**Contact us**

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