

**ADVICE OF THE WAVERLEY LOCAL PLANNING PANEL – 24 JANUARY 2019 – SCHEDULE 2, PART 5, ITEM 26 OF THE *ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979* (NSW)**

**PLANNING PROPOSAL BY ETHOS URBAN SUBMITTED ON BEHALF OF UNITING WAVERLEY FOR THE WAR MEMORIAL HOSPITAL SITE.**

**REASONS**

The Waverley Local Planning Panel (WLPP) endorses the support of the Council Officers for the aim of the Planning Proposal, which is to expand the health and ageing provision on the site. However, for the reasons in the Council Officers Report dated 9 January 2019 (the Report), the Panel agrees that the Planning Proposal, as submitted, requires amendment to ensure that the character of the area is retained and the significance of the heritage items of the site are not compromised.

In particular, the WLPP, does not support the Planning Proposal, as submitted, for the following reasons:

1. The Planning Proposal represents a significant overdevelopment of the site,
2. The level of development will have a serious and detrimental impact on the important heritage values of the site.
3. The proposed increase in maximum height of buildings to 9 storeys and maximum permissible floor space ratio to 1.5:1 would be out of scale with development in the surrounding streets and would have a negative impact on the streetscape.
4. Waverley LGA, as one of the most densely populated areas in Australia, should comfortably meet its housing targets under the relevant strategic plans and, therefore, there is no justification for the proposed extension of the R3 Zone, which would permit residential flat buildings.
5. The proposed extension of the R3 zone and flexible zone boundary would increase the area of the site where residential flat buildings are a permissible use which would compete with the extent and effectiveness of the SP2 zone to provide health and aged care facilities, for which there is a strategic demand within the LGA.

For the reasons outlined in points 1-5 above, the WLPP is of the opinion that the planning proposal does not demonstrate site specific merit.

The WLPP supports the amendments proposed in the Report and agrees that an alternative planning proposal, incorporating the amendments, and a site specific Development Control Plan, should be able to achieve the realistic objectives for the site and have both strategic and site specific merit

Consequently, the WLPP does not support the Planning Proposal, as submitted, being referred to the Department of Planning and Environment for Gateway.

## **RESOLUTION**

That the Waverley Local Planning Panel (WLPP) advise Council it does not support the Planning Proposal for Waverley War Memorial Hospital and that it should not be forwarded to the Department of Planning and Environment for Gateway in its present form.

## **DECISION**

Unanimous

Hon.R.N.Talbot  
Chair

24 January 2019