

Our ref: PP-1/2017

August 17, 2017

Ethos
173 Sussex St,
Sydney NSW 2000
Att: Arcangelo Antoniazzi

Dear Arcangelo,

Re: Request for further information for Planning Proposal at War Memorial Hospital 125 Birrell Street, Waverley NSW 2024

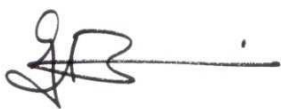
Council has completed an initial assessment of the planning proposal and has identified areas that require further clarification and potentially changes to the planning proposal.

Element	Comment
Inclusion of 119 Birrell Street in Planning Proposal	We note that the planning proposal includes the property at 119 Birrell Street, Waverley. This address forms part of a semi-detached residence with 117 Birrell Street, which is not included in the planning proposal. Council officers would be unlikely to support the splitting of this semi-detached dwelling and recommend removing 119 Birrell Street from the planning proposal.
Clarification on R3 zone	<p>The planning proposal seeks to change the SP2 zoning to be R3 zoning. This is the most contentious item of the planning proposal. Council retained the SP2 zone at this site and others across the LGA to protect community infrastructure. Despite the intentions of the current owner or future owners of the sites subject to the planning proposal, the zoning designation is Council's only lever to ensure that the site remains in – and potentially expands – its current role providing essential community infrastructure.</p> <p>An alternative option is that the zoning at this stage remain as SP2 with changes to the schedule of uses for the site to allow for all of the uses proposed. If the decision is to proceed with the R3 zone, please clarify the following: Why is the R3 zone the preferred approach? What can the R3 zone permit that cannot otherwise be provided with a change to the schedule of uses to the site that allow the proposed uses? Further justification of your preferred approach is necessary.</p>
Built-form impacts	The initial urban design assessment is yet to be finalised, but our preliminary assessment raises questions about the appropriateness of the

	Q2 height of 21 metres along the street front of Birrell and Church Streets. The extension of the O1 height along these boundaries (as per Bronte Rd) might be more appropriate.
Affordable housing	The planning proposal refers to the provision of affordable housing on site in the future. However, we note that there are no details of this land use in the section 4.4 'Outline Accommodation Study'. Please provide further details on these intentions in terms of the likely amount, ownership, management, tenants, tenure and any other relevant details. Council may request a Voluntary Planning Agreement or another relevant mechanism to lock-in these benefits.
Public benefit offer	<p>The concept plan provides a plaza to Bronte Road, opening up the site to the public. The concept plan also mentions that the facilities on-site could be used for community functions, services, uses and events. Additional details are required that identifies the means by which these public benefits will be secured.</p> <p>In our assessment Council will explore options to ensure that public benefits, such as the proposed plaza and community uses, are 'locked-in' for the community. This may include a Planning Agreement, Deed of Agreement or other appropriate mechanism.</p>
Commercial floorspace component	<p>We note that 450 square metres of 'village shops' are proposed as a part of the proposed scheme. Please provide further details regarding:</p> <ul style="list-style-type: none"> • The likely impacts of 450sqm of retail floorspace on the adjacent Bondi Junction and Charing Cross retail centres. • How would any impact on neighbouring centres be mitigated? • Advice on whether a retail floor space cap might be a potential mechanism to manage the intensity of that use and reduce any potential impacts on surrounding retail.

If you have any questions, require assistance or further information about your application, please contact Tim Sneesby between the hours of 9.00am and 5.00pm, Monday to Friday, (excluding public holidays) on (02) 9083 8172.

Best regards,



George Bramis
Executive Manager
Shaping Waverley