

Our ref: PP-1/2017

August 27, 2019

Director, Sydney Region East
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Submitted via email to: Melissa.halloran@planning.nsw.gov.au

To whom it may concern,

Re: Rezoning Review 125 Birrell Street, Waverley

Please find attached Waverley Council's submission to the request to prepare a Rezoning Review (the Review) for 125 Birrell Street, Waverley, received by the Department of Planning, Industry and Environment (DPIE) on 21 March 2019, with additional information provided on 6 May and 28 May 2019. Council is supportive of the aim of the proposal to increase seniors housing options in the LGA. However, Council has serious concerns about the overdevelopment of the site and the impact upon the heritage significance of the site (State significance), and the increase in traffic generation to already congested roads.

Council does not support the Rezoning Review in its current state, but on 7 May 2019 supported with amendments the Planning Proposal for the proposed site, and forwarded this to DPIE on 8 May 2019.

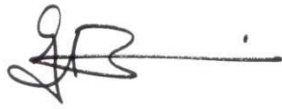
The attached submission outlines the history of the proposal, and provides an assessment of the Rezoning Review against the criteria in *A Guide to preparing Planning Proposals* prepared by the DPE. Also attached is the Planning Proposal supported with amendments submitted to DPIE on 8 May 2019.

Please note that during the period of assessment, the proponent and Council discussed the addition of a group semi-detached dwelling sites along Birrell Street to the Planning Proposal. The proponent has included these sites in the Rezoning Review submission, however the supporting documentation has not been updated to justify why these sites have now been included, nor has any evidence been provided to support the significant increase in FSR and height for these specific sites. It is noted that the documentation submitted by Council to the Department of Planning, Industry & Environment on 8 May 2019 (endorsed by Council 7 May 2019) does not support the inclusion of these sites in the Planning Proposal, but does however indicate that Council is open to reviewing a proposal for those sites in the future when additional justification is provided.

It is Council's strong recommendation that additional information be requested to provide justification for the increase in height and FSR of these sites, or that the Rezoning Review be amended to remove the sites, until further justification can be provided. The Panel may wish to consider the amended proposal as supported by Council.

Council requests the opportunity to present to the Sydney Eastern City Planning Panel when the Panel will decide whether to proceed to Gateway. If you have any questions, require assistance or further information about your application, please contact Council's Senior Strategic Planner, Jaime Hogan between the hours of 9.00am and 5.00pm, Monday to Friday, (excluding public holidays) on 9083 8057.

Best regards,

A handwritten signature in black ink, appearing to be 'GB', followed by a horizontal line.

George Bramis
Executive Manager
Urban Planning, Policy and Strategy

Contact us

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