

11 August 2022

The Hon Carl Scully
Chairperson
Sydney Eastern City Planning Panel
12 Darcy Street
PARRAMATTA NSW 2150

Email: brianna.cheeseman@planning.nsw.gov.au

Dear Mr Scully,

We have now submitted a rezoning review for land that my charity foundation owns at Bondi. This site is occupied by the Yeshiva Complex which includes a Synagogue, School and the Our Big Kitchen which provide vital community services.

Half of the site is zoned Residential R3 which is occupied by the school and is not the subject of the application as it is zoned correctly. The other half is occupied by the synagogue but is zoned for educational purposes only (i.e., the Synagogue is prohibited). As it is zoned now, it is not practical to develop one without the other as they are too small individually, so they need the same zone.

Under state government planning rules, it should all be zoned for residential. Under direction from Council, we lodged a Planning Proposal to resolve this matter and the staff originally supported us. However, the staff changed their mind and then the alderman, while acknowledging the current zoning is wrong, rejected our proposal so that is why we are doing this Review. All of the technical planning documents demonstrating that we can be approved have been provided and we look to the Panel for a rational outcome.

In addition to this information, I wanted to raise some specific matters. As you would appreciate, the services provided on-site are completely dependent on the current Rabbi, Mr Dovid Slaven, and the \$M's in contributions I give through my foundation every year as the attendance rates are low. This is a problem here and also at the Central Synagogue nearby so there is no underlying or growing demand for synagogues.

As you would also appreciate, these individuals may not last forever so we have attempted to rezone the land in accordance with the Department's guidelines. This means we should be zoned Residential (R3) which would ensure the current uses are protected as being permissible with consent but provide opportunities for a greater diversification of uses that are not permitted under the current zoning (including child-minding services or other uses), but should something happen in the future, allows for a residential development like everything around it.

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This correct zoning means that I can continue to fund the Yeshiva Complex with confidence. Otherwise, if the wrong zoning stays, it would encourage me to stop giving money so it stops and then get the correct zoning.

The correct zoning will ensure that we can continue the good work of the current uses but have certainty of future uses that are compatible with the surrounding area.

Please let me know how this can be done and please contact Matthew of my office should you require anything further on 0478 473 297.

Kind regards,
MERITON GROUP

A handwritten signature in blue ink, appearing to read 'Harry Triguboff', with a long horizontal stroke extending to the right.

MR HARRY TRIGUBOFF AO
Managing Director