

From: [Patrick Hay](#)
To: [Matthew Lennartz](#)
Cc: [George Bramis](#); [Timothy Williams](#); [Jaime Hogan](#)
Subject: RE: [EXTERNAL]FW: Flood Street, Planning Proposal
Date: Friday, 24 June 2022 4:05:04 PM
Attachments: [image003.gif](#)
[image004.png](#)
[image005.jpg](#)

Hi Matthew,

The report is available after 12pm on the Friday before the meeting – that will be next Friday.

We'll email you a copy of the link to the agenda once it's available.

Kind Regards,

Patrick Hay
A/Manager Strategic Planning

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8064 | **F:** 02 9387 1820

E: patrick.hay@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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From: George Bramis <George.Bramis@waverley.nsw.gov.au>
Sent: Friday, 24 June 2022 3:07 PM
To: Timothy Williams <Timothy.Williams@waverley.nsw.gov.au>; Patrick Hay <patrick.hay@waverley.nsw.gov.au>
Subject: Fwd: [EXTERNAL]FW: Flood Street, Planning Proposal

Sent from my iPhone

Begin forwarded message:

From: Matthew Lennartz <matthewl@meriton.com.au>
Date: 24 June 2022 at 12:29:04 pm AEST
To: George Bramis <George.Bramis@waverley.nsw.gov.au>
Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>
Subject: RE: [EXTERNAL]FW: Flood Street, Planning Proposal

Hi George,

Please advise when the report is available on Council's website.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

image001.png



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matthewl@meriton.com.au | meriton.com.au

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From: George Bramis <George.Bramis@waverley.nsw.gov.au>

Sent: Wednesday, 15 June 2022 2:37 PM

To: Matthew Lennartz <matthewl@meriton.com.au>

Subject: RE: [EXTERNAL]FW: Flood Street, Planning Proposal

Hi Matt

I've just been advised that due to the large number of reports proposed to go to June Council the Executive Leadership Team have reviewed the agenda and have decided to delay the Flood St PP report to the Committee Meeting scheduled for 5 July.

George Bramis

Executive Manager | Urban Planning

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8050 **M:** 0419243290

E: George.Bramis@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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From: Matthew Lennartz <matthewl@meriton.com.au>
Sent: Wednesday, 6 April 2022 5:05 PM
To: George Bramis <George.Bramis@waverley.nsw.gov.au>
Cc: Walter Gordon <walterg@meriton.com.au>
Subject: [EXTERNAL]FW: Flood Street, Planning Proposal
Importance: High

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Hi George,

As per the email below, we understand that your staff will give an update next week on the Planning Proposal at Flood Street.

Mr Triguboff has requested the update be provided as soon as possible next week and that includes the Council's position on the likely success of the Planning Proposal as well as key timeframes in the process.

Please call if you need to discuss this.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Matthew Lennartz
Sent: Wednesday, 6 April 2022 3:59 PM
To: Patrick Hay <patrick.hay@waverley.nsw.gov.au>
Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>; Shima Niavarani <shima.niavarani@waverley.nsw.gov.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Thanks Patrick,

Jamie, please advise as soon as possible on your return.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Patrick Hay <patrick.hay@waverley.nsw.gov.au>

Sent: Tuesday, 5 April 2022 11:48 AM

To: Matthew Lennartz <matthewl@meriton.com.au>

Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>; Tim Sneesby
<Tim.Sneesby@waverley.nsw.gov.au>; Shima Niavarani
<shima.niavarani@waverley.nsw.gov.au>

Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Hi Matthew,

We've received and are reviewing the documents as lodged.

Jaime is leading this and is back from annual leave next week and will get in touch with you to discuss next steps.

Kind Regards,

Patrick Hay

A/Manager Strategic Town Planning

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8064 | **F:** 02 9387 1820

E: patrick.hay@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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From: Matthew Lennartz <matthewl@meriton.com.au>
Sent: Tuesday, 5 April 2022 11:44 AM
To: Patrick Hay <patrick.hay@waverley.nsw.gov.au>
Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz
Importance: High

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Hi Patrick,

Is it possible to get an update on this matter this week?

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Matthew Lennartz
Sent: Friday, 1 April 2022 9:21 AM
To: Patrick Hay <patrick.hay@waverley.nsw.gov.au>
Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Thanks Patrick,

Please give me a call if you need to discuss.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Patrick Hay <patrick.hay@waverley.nsw.gov.au>

Sent: Friday, 1 April 2022 9:15 AM

To: Matthew Lennartz <matthewl@meriton.com.au>

Cc: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>; Tim Sneesby
<Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Hi Matthew,

Jaime who was taking charge of this PP is on annual leave, hence she would have not received your voicemail.

Please take this email as an acknowledge of your below request for an update from our end and we will get back to you shortly to provide you with an update.

Kind Regards,

Patrick Hay

A/Manager Strategic Town Planning

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8064 | **F:** 02 9387 1820

E: patrick.hay@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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From: Matthew Lennartz <matthewl@meriton.com.au>
Sent: Thursday, 31 March 2022 3:25 PM
To: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>
Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>; Walter Gordon <walterg@meriton.com.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz
Importance: High

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As per my voicemail, can we please have an update on the progress of this application?

Please give me a call if you wish to discuss this.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Matthew Lennartz
Sent: Thursday, 10 March 2022 6:47 PM
To: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>
Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>; Walter Gordon <walterg@meriton.com.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Thanks Jamie,

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>

Sent: Thursday, 10 March 2022 5:34 PM

To: Matthew Lennartz <matthewl@meriton.com.au>

Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>; Walter Gordon <walterg@meriton.com.au>

Subject: Re: [EXTERNAL]Meeting with Matt Lennartz

Hi Matt,

Thanks for your email and submitting the planning proposal. We have reviewed the documents, and are satisfied with the adequacy of the information provided for lodgement.

We do however believe that this is a Standard (prev. major) planning proposal and will require payment as such to lodge the planning proposal.

We will organise for the Duty Planner and Customer Service to coordinate payment and lodgement with you for this matter.

Thanks,
Jaime

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From: Matthew Lennartz <matthewl@meriton.com.au>

Sent: Thursday, March 10, 2022 4:33:58 PM

To: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>

Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>; Walter Gordon <walterg@meriton.com.au>
Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

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How are you?

Any update on this matter?

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Matthew Lennartz

Sent: Friday, 4 March 2022 10:51 AM

To: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>

Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Hi Jaime,

Please note that the Planning Proposal document is now uploaded to the Planning Portal.

Notwithstanding the advice below, we have nominated the planning proposal as “minor” on the application form given it “refers to a single allotment spot rezoning generated by a planning anomaly or inconsistency.”

It clearly applies to an individual site and in terms of the existing zoning being an anomaly, not only does the existing SP2 Education zoning not reflect the historic and ongoing use of the site for a religious facility (which is actually prohibited under

the SP2 zone), the SP2 zone is incorrectly applied given the provisions of Practice Note PN11-002. The Practice Note instructs on the application of all zones and says that the SP2 Zone should only be applied to major state infrastructure; a strategic site or a site that would be unlikely to be used for different purposes in the future. None of these provisions apply to this site.

The departments website states that “Planning practice notes provide updated commentary, guidance, and advice for planning matters generally relating to principle local environmental plans and the Standard Instrument”.

Accordingly, while we are lodging the site-specific PP as per Council’s instruction, it is our strong view that the comprehensive LEP review must follow the PN and should rectify the anomaly without the need for a site-specific PP. While we acknowledge the Waverley LSPS is specific about keeping SP1 and SP2 zones to “protect and preserve” land for community use (even where land is privately owned), it is clearly inconsistent with the PN and compromises the fair expectations of private landowners.

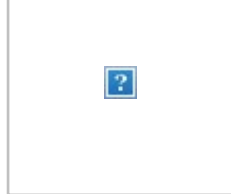
Please let me know if you need anything further and we look forward to a positive outcome.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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From: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>

Sent: Friday, 11 February 2022 3:23 PM

To: Matthew Lennartz <matthewl@meriton.com.au>

Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>; Tim Sneesby
<Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: [EXTERNAL]Meeting with Matt Lennartz

Hi Matthew,

Thank you for your email and notice regarding the upcoming planning proposal.

Could you please send us an email as well once you have uploaded to the Planning Portal.

I note that the LEP Making Guidelines identify this proposal as a Standard proposal: *To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone.* The Standard proposal aligns with our current 'Major' planning proposal fee. I will confirm this translation internally and provide an update upon lodgement.

Thanks, and have a great weekend.

Jaime Hogan

A/Executive Manager, Urban Planning, Policy and Strategy

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8057

E: jaime.hogan@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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From: Matthew Lennartz <matthewl@meriton.com.au>

Sent: Friday, 11 February 2022 2:20 PM

To: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>

Cc: George Bramis <George.Bramis@waverley.nsw.gov.au>

Subject: [EXTERNAL]Meeting with Matt Lennartz

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Hi Jaime,

I've had a quick chat with George this morning about Flood Street.

As per Councils advice, we are preparing a Planning Proposal that aligns with our submission on the broader LEP Review by Council (attached).

Subject to the attached submission, some phone discussions with George and our meeting on 14.12.21, we had sought a written response from Council responding to the submission and confirming the verbal advice received.

I understand that Council is very busy and given the new PP Guidelines require pre-lodgement meetings/advice, I have covered what we understood from Council to cover this requirement below.

- The proposed zoning change could not be facilitated through the broader LEP review process as it seeks a change that would create new residential land;
- Any change would require a site-specific planning proposal for 34 Flood Street;
- The PP will need to address the requirements of all state, regional and local strategic planning policies and relevant guidelines;
- The PP will need to demonstrate that the site can be reasonably developed under the proposed zoning change;
- Meriton to review Council's Planning Agreement Guidelines. We have done this and as we are not seeking an amendment to the density controls, it is not applicable.

Upon review by Meriton and our planning consultants, we did not see the requirement for any detailed technical assessments given the very minor nature of the planning proposal with all technical assessments to be undertaken in any future development application (Architectural, traffic, drainage, landscape etc).

Please note that we expect to lodge within 2 weeks so please give me a call if you need to discuss anything further. As per other recent PP's we have done in other LGA's, we will upload to the portal and wait for a response from Council on fees (we assume it would be minor).

Please call if you need to discuss and have a great weekend.

Regards

Matthew Lennartz

Executive Manager – Planning and Government

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