

From: [Matthew Lennartz](#)
To: [Mitchell Reid](#)
Cc: [Emily Scott](#)
Subject: Re: 34-36 Flood Street, Bondi Junction - WLPP
Date: Monday, 11 July 2022 8:59:32 AM
Attachments: [image001.gif](#)

Mitchell,

Thanks for the response but myself and others viewing the meeting online took it as accusations of Harry and I lying that there was ever any council staff support. In your own statement below you acknowledge council staff initially supported. So there is no misinterpretation. Council changed its mind. We never said that wasn't possible but that is what happened. Council staff took a view that it had merit, could be considered outside the LSPS and should proceed to public exhibition. This is what occurred so Mr Triguboff and I were not misrepresenting the facts in our statements despite the suggestion to the contrary. This was a public meeting so while it won't alter the outcome, it should be acknowledged but I am sure council will hold your views.

The second statement is also misinterpreted. Harry's statement isn't about planning at all. He takes a view that the SP zoning (either way) is overly restrictive for the purposes of the existing uses, is against established state government policy as well as the council staffs' initial views which places pressure on the underlying funding for such uses which may compromise their ability to proceed. As pointed out in our statements, there are other examples where this exists in the LGA (including our own site) where these types of uses can continue on land zoned R3.

We are not disappointed of the resolution, the outcome was better than expected as it provides for an alternative outcome and specifically removed the SP Place of Worship position in the report. We will wait till the next "housekeeping amendment" for council to come to us.

Anyhow, the decision has been made and we are considering our options.

Regards
Matthew Lennartz
Executive Manager- Planning and Government
Meriton Group
92872691 - 0478473297

Sent from my iPhone

On 7 Jul 2022, at 3:56 pm, Mitchell Reid <Mitchell.Reid@waverley.nsw.gov.au> wrote:

Dear Mr Lennartz

The General Manager has asked me to respond to your concerns below.

I think that you may have misinterpreted the comments from the Chair in respect to whether Council staff had supported the Planning Proposal (PP). The Chair

The letter from Mr Triguboff, stated:

"Unfortunately, we are now advised that Council staff will change its recommendation

to stop the application from progressing which will be considered by Councillors next Tuesday. “

This statement is incorrect.

Council Officer's provided a preliminary position that supported the planning proposal going to exhibition to gauge community views. This was a recommendation Waverley Local Planning Panel (WLPP) as part of the normal legislative requirement for PP's to be referred to this body. It was never the final position of officers – nor could it be because the whole purpose of referring these matters to the LPP is to obtain their opinion and then consider this in the subsequent full assessment process. The WLPP's advice was that Council's 2021 LSPS policy to retain SP2 zones should be observed. Council officers subsequently considered this advice and gave further consideration to the strategic merit of the PP and decided to recommend that Council should not proceed with the Planning Proposal and instead to seek to retain the SP2 zoning.

The letter further states:

“If Council follows this recommendation, this means the Yeshiva has to stop for the correct zoning to be applied”

This statement is also incorrect and as a planner, I'm sure you will agree. It is very clear that the existing operations can continue under the legislation and the report to Council states this.

Whilst I appreciate the applicant may be disappointed with the outcome, I don't believe Councils staff acted improperly or mislead the applicant in relation to the assessment.

If you wish to discuss this further, please contact me

Mitchell Reid

Acting Director Planning, Environment & Regulatory Services

P:9083 8088

E:mitchell.reid@waverley.nsw.gov.au

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

Sent: Tuesday, 5 July 2022 9:01 PM

To: Emily Scott <Emily.Scott@waverley.nsw.gov.au>

Subject: [EXTERNAL]Fwd: 34-36 Flood Street, Bondi Junction - WLPP

You don't often get email from matthewl@meriton.com.au. [Learn why this is important](#)

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Hi Emily,

Thanks for your time just now.

As mentioned, I would like to make it clear that Meriton had clear and defined advice from

Council that it supported the Planning Proposal proceeding when it was considered by the Local Planning Panel. This is clearly stated in the email below and confirmed by the receipt of the confidential report yesterday under a GIPA application.

I note that both Mr Triguboff and I were accused of misrepresentation on the floor of the Committee meeting this evening by suggesting Council staff had supported this proposal. This suggestion is obviously incorrect.

Please review and advise accordingly.

Regards
Matthew Lennartz
Executive Manager - Planning and Government
Meriton Group
(p) 9287 2691
(m) 0478 473 297

Sent from my iPad

Begin forwarded message:

From: Jaime Hogan <Jaime.Hogan@waverley.nsw.gov.au>
Date: 17 May 2022 at 12:01:18 pm AEST
Subject: 34-36 Flood Street, Bondi Junction - WLPP

Hi Matt,

As discussed the report is recommending that the planning proposal proceed to Gateway and public exhibition.

The assessment report is brief and refers the Panel to the documents submitted by the Proponent as attachments. The key points raised in the assessment report are as follows:

- The Proponent is seeking to align the zoning with the current use of the land
- The Waverley LSPS has a position regarding SP2 land, which is to retain important public infrastructure as SP2
- The subject site currently contains social infrastructure, however this site is not readily open to the public for use like others in the SP2 category
- That the report proceed to Gateway for the purposes of public exhibition to receive public feedback

I hope the above is sufficient for your purposes, and I'll follow up with Governance in any case regarding the request for a confidential report, or a GIPA timeframe.

Thanks,

Jaime Hogan
Principal Strategic Planner

(Mondays and Tuesdays)

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