

**MINUTES OF THE WAVERLEY LOCAL
PLANNING PANEL MEETING HELD BY
VIDEO CONFERENCE ON WEDNESDAY, 8 OCTOBER 2020**

UNDER SCHEDULE 2, PART 5, ITEM 26 OF THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 (NSW)

PLANNING PROPOSAL: 99-117 BIRRELL STREET, WAVERLEY

Panel members present:

Annelise Tuor (Chair)

Peter Brennan

Ian Stapleton

Sandra Robinson (Community Rep)

Declarations of interest:

Nil.

Site visit and briefing

The Waverley Local Planning Panel (Panel) members have independently viewed the site and surrounding area from the public domain/electronically. The Panel was also briefed by the following Council officers and representatives of the applicant:

Jaime Hogan	Waverley Council
Anne McGoverne	Waverley Council
Adrian Ciano	Uniting
Milicia Bircakovic	Uniting
Graeme Fielden	Uniting
Gordon Kirkby	Ethos Urban
Arcangelo Antoniazzi	Ethos Urban
Thomas Atkinson	Ethos Urban
Felipe Miranda	Cox Architecture

Following the briefing the Panel considered the Planning Proposal under Schedule 2, Part 5, Item 26 of the Environmental Planning and Assessment Act 1979.

Resolution

The resolution provided by the Panel as follows was unanimous.

Annelise Tuor

Chair

PP-2/2020 – 99-117 Birrell Street, Waverley

The Panel advises Council that:

1. For the reasons in the Council's Summary Report and Recommendations the subject Planning Proposal is considered to have strategic and site-specific merit only when considered as part of the War Memorial Hospital Campus site. The subject Planning Proposal is not considered to have strategic and site-specific merit if it were able to be developed in isolation.
2. To achieve the integrated development of the whole site, the Planning Proposal should be amended prior to being forwarded to DPIE for a Gateway determination to include an Additional Local Provision and Key Sites Map (or other relevant mapping) which provides for additional Floor Space Ratio (up to 1.2:1) and Height (15m and 21m) only if:
 - (a) All Birrell Street lots are amalgamated with the War Memorial Hospital Campus
 - (b) The deep soil zone and high-performance building provisions are consistent with those proposed for the War Memorial Hospital Campus
 - (c) A site specific DCP has been prepared for the Birrell Street site and the War Memorial Hospital Campus in accordance with the Gateway determination for the War Memorial Hospital Campus.
3. It is preferable that a consolidated Planning Proposal for the Birrell Street sites and War Memorial Hospital Campus be prepared and exhibited following Gateway determination. The consolidated Site Specific DCP should be prepared as a matter of urgency.
4. By way of comment, the Panel notes that the Proponent's Letter of Intent currently relates to affordable housing only, but other matters such as publicly accessible open space could also be considered.