

**ITEM                    176-184 GEORGE STREET CONCORD WEST NSW 2138  
- (PP2018/0001)**

At 6.08pm, Councillor Ferguson declared a non-pecuniary interest in this matter and left the Meeting.

**RESOLVED**

(Crs Parnaby/Megna)

**PART A**

1.     THAT the Planning Proposal 176-184 George Street, Concord West, prepared by TPG Town Planning and Urban Design for George Concord Pty Ltd, be submitted to the Department of Planning and Environment for a Gateway Determination (subject to the requirements outlined in Part B) with an addendum including:
  - (a) draft LEP flood planning controls,
  - (b) a draft flood planning area map,
  - (c) an amended detailed site investigation,
  - (d) a copy of the Concord West Socio-Economic Study,
  - (e) a copy of the draft Concord West Precinct Master Plan,
  - (f) a copy of the draft Concord West Precinct Flood Study,
  - (g) information on proposed community consultation, and
  - (h) a project timeline.
2.     THAT Council request delegation from the Department of Planning and Environment to manage the plan making process.
3.     THAT authority be delegated to the General Manager to make any minor modifications to the Planning Proposal following receipt of a Gateway Determination.
4.     THAT the Planning Proposal be approved for public authority consultation and public exhibition following receipt of a Gateway Determination.
5.     THAT Council note that should the Planning Proposal proceed to exhibition, that following consideration of any submissions, the Planning Proposal will be reported back to Council.
6.     THAT an amendment to the Special Precincts Development Control Plan be prepared for the subject site in accordance with the provisions of the draft Concord West Precinct Master Plan, and be placed on public exhibition.
7.     THAT a draft Canada Bay Section 7.11 Development Contributions Plan be prepared to incorporate infrastructure works for the Concord West

public domain and required floodplain mitigation works to enable future development having regard to the Planning Proposal timeline.

8. THAT the draft Canada Bay Section 7.11 Development Contributions Plan be publicly exhibited with the Planning Proposal.
9. THAT a detailed design be prepared for flood mitigation at the 'George Street Sag', including improvements to both George Street and Powell's Creek Reserve.
10. THAT the proposed discharge outlet to Powell's creek be detailed and submitted to Department of Lands/NSW's Office of Water and Fisheries for their approval and acceptance during detailed design stage.

## **PART B**

11. THAT prior to the Planning Proposal proceeding to the Department of Planning and Environment for a Gateway Determination, arrangements are to be in place to dedicate a minimum of 5% of the uplift in Gross Floor Area to Council as affordable housing.

(FOR:               Crs Di Pasqua, Little, Megna, Parnaby and Tsirekas)  
(AGAINST:       Crs Jago and Yap)