

## Council meeting minutes (extract) – 11 May Council Meeting

**Subject:** Detailed Assessment of Planning Proposal - 181 James Ruse Drive,  
Camellia

**File Reference:** RZ/5/2012

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### MOTION (Hugh/Chedid)

- (a) **That** Council adopt the revised heights listed in the table option B consistent with the outcome of the Statewide Planning draft Planning Proposal and urban design scheme as the controls for maximum building heights and floor space ratios to be included in the revised planning proposal with:
- A 35 metre maximum height for foreshore buildings;
  - A 126 metre maximum height for the development site;
  - A floor space ratio of 5.3:1 of the development site.
- (b) **That** Council authorises the CEO:-
- To prepare the amendments to the draft revised planning proposal at Attachment 1 in accordance with the Council endorsed option for the maximum building heights and floor space ratios;
  - To correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process;
  - To include the following amendment:-  
*All development applications for the site must include a “Design Excellence Process” with a Design Integrity Panel in accordance with the Director General guidelines.*
- (c) **That** Council’s amended planning proposal be submitted to the DP and E for the purposes of seeking a revised Gateway Determination.
- (d) **That** during the community consultation of the planning proposal further consultation be undertaken with the relevant public authorities concerning a suitable ‘satisfactory arrangements’ clause to address Section 117 Direction 6.1 Approval and Referral Requirements.
- (e) **That** as required by Section 117 Direction 4.1 Acid Sulphate Soils, a copy of the Acid Sulphate Soils Study (part of the Remediation Action Plan) be provided to the Director General of the Department of Planning and Environment prior to the commencement of community consultation.
- (f) **That** a report be put to Council to the outcome on the community consultation of the planning proposal.
- (g) **That** Section 2.3 of the planning proposal be amended to remove the reference to a 7 metre exclusion zone and instead that the local clause permit roads, pedestrian access-ways, road related infrastructure and landscaping works above the containment cells before it is forwarded to the

Department of Planning and Environment for a revised Gateway Determination.

- (h) **Further, that** the advice from the EPA on the 7 metre exclusion zone and Senior Project Officer – Land Use Planning memorandum dated 8 May 2015 be forwarded to the DP and E with the planning proposal.