

- (b) Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.
- (i) **That** satisfactory arrangements provisions be inserted into PLEP 2011 to ensure that the number of dwellings constructed aligns with the delivery of the required infrastructure as identified in the TMAP as per the implementation plans detailed in recommendation (h).
- (j) **That the planning proposal be updated to reflect the dwelling mix specified in the Parramatta DCP for residential flat building.**
- (k) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

Note: Councillor Han retired from the meeting at 10:10pm during consideration of Item 13.3.

13.5 SUBJECT Gateway Request – Planning Proposal – 18–40 Anderson Street, Parramatta

REFERENCE RZ/4/2018 - D06920212

REPORT OF Project Officer- Land Use Planning

2305 RESOLVED (Tyrrell/Dwyer)

- (a) **That** Council note the recommendations of the Local Planning Panel dated 16 July 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council officer's recommendation to support the amendments.
- (b) **That** Council endorse the proposed amendments to the Planning Proposal at 18 – 40 Anderson Street, Parramatta (included as **Attachment 2**) for the purposes of a Gateway Determination, in relation to the subject site:
 - Rezone the site from B5 Business Development to B4 Mixed Use;
 - Insert a site-specific provision requiring a minimum 3:1 non-residential FSR; and
 - Remove the proposed site-specific additional permitted use provisions allowing for residential accommodation and serviced apartments.
- (c) **Further, that** the amended Planning Proposal be forwarded to the

Department of Planning and Environment with a request for a Gateway Determination to be issued.

DIVISION The result being:-

AYES: Clrs D Davis, B Dwyer, P Esber, M Garrard, S Issa, S Pandey, P Prociv, W Tyrrell, A Wilson and M Zaiter

NOES: Nil

ABSTAINED Clr P Bradley

Note: Councillors Zaiter and Pandey left the Chamber prior to consideration of Item 13.6.

13.6 SUBJECT DEFERRED ITEM Planning Proposal for 163-165 George Street, Parramatta (St Ioannis Greek Orthodox Church)

REFERENCE RZ/3/2018 - D06851078

REPORT OF Project Officer

2306 RESOLVED (Esber/Tyrrell)

(a) **That** Council note the recommendation of the Local Planning Panel on 18 June 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council Officer recommendation.

(b) **That** Council endorse the Planning Proposal at **Attachment 1** for land at 163-165 George and 1 Purchase Streets, Parramatta, which seeks to:

- i. Amend the control on the Height of Buildings map from RL 14 metres to RL 21 metres, but only on the part of the site at which the proposed Cathedral is to be built;
- ii. Insert a clause so that the Height of Buildings control on the site can be exceeded for the purposes of a steeple or similar, but only if the consent authority is satisfied that the heritage impact is acceptable and the height is no greater than RL 40m (allow a steeple up to RL 34m and cross upon it up to RL 40m); and
- iii. Add car parking as an additional permitted use on the site.

(c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request a Gateway determination be issued.

(d) **That** Council advise the Department of Planning and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.

(e) **Further, that** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.