

- 6) Amend the Land Acquisition Map to reflect the larger RE1 Public Recreation area and exclude the foreshore wharf from public acquisition to allow it to be retained, refurbished and operated as a café under the existing community title (refer to **Attachment 14**).
- (b) **That** Council include in this planning proposal a site specific provision that prevents the use of clause 4.6 in relation to floor space ratio.
- (c) **That** proposed amendments to the Wentworth Point Development Control Plan 2014 to support the planning proposal be prepared and reported to Council.
- (d) **That** delegated authority be given to the Acting CEO to negotiate the Voluntary Planning Agreement (VPA) on behalf of Council in addition to Section 7.12 contributions payable, and that the outcomes of negotiations be reported back to Council prior to its concurrent exhibition with the draft amendments to the Wentworth Point DCP 2014 and Planning Proposal.
- (e) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- (f) **That** Council advises the Department of Planning and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (g) **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.

REASONS FOR THE DECISION

The Panel supports the findings in the assessment report and endorses the reasons for the recommendation outlined in the assessment report.

The decision of the panel was unanimous.

6.2 SUBJECT Gateway request – Planning Proposal – 18 – 40
Anderson Street, Parramatta

REFERENCE RZ/4/2018 - D06875900

REPORT OF Project Officer- Land Use Planning

The Panel considered the matter listed as Item 6.2, attachments to Item 6.2 and the matters observed at the site inspection.

PUBLIC FORUM

There was no public address on this matter.

DETERMINATION

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse the proposed amendments to the Planning Proposal at 18 – 40 Anderson Street, Parramatta (included as **Attachment 1**) 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.
- (b) **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.

REASONS FOR THE DECISION

The Panel supports the findings in the assessment report and endorses the reasons for the recommendation outlined in the assessment report.

The decision of the panel was unanimous.

The meeting terminated at 4:06 pm.

THIS PAGE AND THE PRECEDING 5 PAGES ARE THE MINUTES OF THE LOCAL PLANNING PANEL MEETING HELD ON TUESDAY, 16 JULY 2019.

Chairperson