

**Ordinary Council 20 April 2015
MINUTES**

PLANNING PROPOSAL TO REZONE 75-79 LITHGOW ST & 84-90 CHRISTIE ST, ST LEONARDS TO MIXED USE

64 **RESOLVED** on the motion of Councillors Bennison and Karpin that :-

1. Council approve Planning Proposal 20 for 75-79 Lithgow and 84-90 Christie Streets, St Leonards for submission to the NSW Department of Planning & Environment seeking Gateway approval for exhibition to rezone the subject lands from B3 Commercial Core to B4 Mixed Use with associated height and FSR controls, as defined in the Draft Planning Proposal subject to a Voluntary Planning Agreement for the site, a maximum FSR being 17.6:1 and a lowering of the building height of the proposed higher tower proportionally to the proposed FSR;
2. The draft LEP clause be strengthened before exhibition, in liaison with the Department, as follows:-
 - o Require as a condition of development approval that a Voluntary Planning Agreement be entered into with Council to provide a monetary contribution towards the St Leonards Plaza and associated works;
 - o Require the provision of a supermarket with a minimum of 3000sqm and a 300-space public car park dedicated to Council located in the upper levels of the car park in proximity to the supermarket - as a joint requirement to obtain a bonus of FSR 2:1; and
 - o Prohibit "residential flat buildings" as a stand-alone land use for the site.
3. Council request the Department to authorise the General Manager to exercise delegation for this planning proposal;
4. A draft Voluntary Planning Agreement is to be prepared and be reported to Council for approval prior to exhibition with the planning proposal;
5. A draft Development Control Plan is to be prepared which involves compliance with Council's Parking Development Control Plan requirements with respect to residential and commercial ratios for St Leonards and be reported to Council for approval prior to exhibition with the planning proposal; and
6. A Councillor workshop be held on the draft DCP and VPA.

For the Motion were Councillors Brooks-Horn, Cheong, Gold, Hutchens, Karpin, Palmer, Strassberg, Bennison and Brent (Total 9).
Against the Motion was Nil (Total 0).