

**ITEM PLANNING PROPOSAL - 1-7 RAMSAY ROAD AND 5
AND 7 HARRABROOK AVENUE, FIVE DOCK -
GATEWAY DETERMINATION REQUEST**

Mr Filippo Parisi, addressed Council in relation to this Item.

At 6.07pm, Councillors Tsirekas and Ramondino left the meeting due declared non-pecuniary and pecuniary interests respectively. The Deputy Mayor, Councillor Little assumed the chair for Items 2, 7 and 11.

RESOLVED

(Crs Parnaby/Megna)

1. THAT the advice of the Local Planning Panel in relation to the Planning Proposal is noted.
2. THAT prior to the planning proposal being submitted to the Department of Planning, Industry and Environment for a Gateway Determination, the applicant be invited to negotiate a planning agreement with Council.
3. THAT the Planning Proposal be submitted to the Department of Planning, Industry and Environment for a Gateway Determination.
4. THAT prior to the Planning Proposal being submitted to the Department of Planning, Industry and Environment, the Planning Proposal be updated to:
 - (a) provide a maximum building height fronting Ramsay Road of 14.0m and a maximum building height to the west of the right of way of 10.0m.
 - (b) revise the maximum floor space ratio to reflect the reduction in building height specified in (a) above.
 - (c) ensure, subject to further investigation, the retention and protection of the tree identified as Tree 1, Lilly Pilly - *Syzygium sp* in the Aboricultural Impact Assessment prepared by NewLeaf Aboriculture.
 - (d) introduce an Active Street frontage on the land with a frontage to Ramsay Road and extending 20.0 metres along Henley Marine Drive.
 - (e) include a Detailed Environmental Site Investigation.
5. THAT draft amendments be prepared to the Canada Bay Affordable Housing Contribution Scheme and Canada Bay LEP 2013 to require an affordable housing contribution with a target of 5% affordable housing, subject to feasibility.

6. THAT the draft amendments to the Canada Bay Development Control Plan be prepared by Council to guide the future development of the site that includes, but not be limited to:
 - (a) building envelope;
 - (b) ground and upper level setbacks;
 - (c) tree and landscaping controls.
7. THAT, should a Gateway Determination be received, the Planning Proposal, draft Development Control Plan and draft Affordable Housing Contribution Scheme be placed on public exhibition.
8. THAT delegation be requested from the Department of Planning, Industry and Environment to manage the plan making process.
9. THAT authority be delegated to the General Manager to make any minor modifications to the Planning Proposal following receipt a Gateway Determination.
10. THAT Council note should the Planning Proposal proceed to exhibition, following consideration of any submissions, the Planning Proposal will be reported back to Council.

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