

5. Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the development would not be in the public interest as the proposal is contrary to the local planning controls.

The Panel decision was unanimous.

## INNOVATIVE

6.1            SUBJECT        PUBLIC MEETING: Gateway Request: Planning Proposal at 12-12A, 14 & 14B Mons Road, WESTMEAD (Westmead Private Hospital)

REFERENCE   RZ/11/2019 - D07235094

REPORT OF   Project Officer Land Use

The Panel considered the matter listed at Item 6.1 and attachments to Item 6.1.

### PUBLIC FORUM

- Mr Ben Selwood of Erilyan Pty Ltd spoke in support of the recommendation at Item 6.1.

## RECOMMENDATION TO COUNCIL

- (a) **That** Council approve, for the purposes of seeking a Gateway Determination, the Planning Proposal at **Attachment 1** for land at 12-12A, 14 & 14B Mons Road, Westmead, which seeks to amend the Parramatta Local Environmental Plan 2011 to:
- Increase the floor space ratio (FSR) from 1.5:1 to 2:1; and
  - Increase the height of building (HOB) from 12m to 68m for the south eastern portion of the site and 18m for the remainder of the site.
- (b) **That** Council forward the Planning Proposal at **Attachment 1** to the Department of Planning, Industry and Environment with a request for a Gateway Determination.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council separately prior to public exhibition with the Planning Proposal. The site-specific DCP should address, at a minimum, the following:
- i. Built form and massing;
  - ii. Building setbacks;
  - iii. Flooding; and
  - iv. Other design controls to inform the future detailed design of the Westmead Private Hospital redevelopment.
- (d) **That** the Chief Executive Officer be delegated authority to negotiate a Planning Agreement on behalf of Council in addition to any development contributions payable, and that the outcome of

negotiations be reported back to Council prior to its concurrent exhibition with the Planning Proposal and DCP.

- (e) **That** Council delegate authority to the Chief Executive Officer to endorse the Westmead Private Hospital Flood Study (following completion) for the purposes of submission to the Department of Planning, Industry and Environment to be considered as part of the Gateway Determination process.
- (f) **That** Council advise the Department of Planning, Industry and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (g) **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.

The Panel decision was unanimous.

6.2      SUBJECT      PUBLIC MEETING: Post-Exhibition: Planning Proposal for land at 163-165 George Street and 1 Purchase Street, PARRAMATTA (St Ioannis Greek Orthodox Church)

REFERENCE   RZ/3/2018 - D07481993

REPORT OF   Project Officer Land Use

The Panel considered the matter listed at Item 6.2 and attachments to Item 6.2.

#### PUBLIC FORUM

- Mr Adam Byrnes of Think Planners spoke in support of the recommendation at Item 6.2.

#### RECOMMENDATION TO COUNCIL

- (a) **That** Council notes the submissions made to the public exhibition of the Planning Proposal at 163-165 George Street and 1 Purchase Street, Parramatta, namely:
  - i. One community submission in support of the proposal
  - ii. One agency submission and supplementary responses objecting to the proposal (Transport for NSW)
  - iii. One agency submission which did not object to the proposal, but did request additional work (Heritage NSW).
- (b) **That** Council endorse for finalisation the Planning Proposal for land at 163-165 George Street and 1 Purchase Street (provided at **Attachment 1**) which amends Parramatta LEP 2011 as follows:
  - i. amend the Height of Buildings Map from RL14m to RL21m only on the part of the site at which the proposed Cathedral is