

- (d) **That** the applicant update the reference design for the purpose of public exhibition so as to reflect the controls in the endorsed Planning Proposal and the draft DCP.
- (e) **That** Council requests the Department of Planning, Industry and Environment amend the Gateway determination for the related Planning Proposal to remove the requirement to include a satisfactory arrangements clause.
- (f) **Further that** Council authorises the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.

DIVISION A division was called, the result being:-

AYES: Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter

NOES: Councillors Barrak, Bradley, Davis, Prociv and Wilson

17.5 SUBJECT FOR APPROVAL: Post Gateway - Amended Melrose Park North Planning Proposal and Draft Site-Specific Development Control Plan and Planning Agreement

REFERENCE F2021/00521 - D07906858

REPORT OF Senior Project Officer Land Use Planning

MOTION (Esber/Tyrrell)

(a) **That** Council endorse the following amendments to the Melrose Park North Planning Proposal:

- 1) Amend the site area to include 27 Hughes Avenue, Ermington
- 2) Rezone 27 Hughes Avenue from R2 Low Density Residential to R4 High Density Residential
- 3) Amend the applicable floor space ratio on 27 Hughes Avenue from 0.5:1 to 1.85:1
- 4) Amend the maximum building height from 9m to 0m on 27 Hughes Avenue
- 5) Include 'Residential Flat Buildings' as an additional permitted use within the B2 Local Centre zone
- 6) Amend the existing Design Excellence provision to apply to Lots E, EA and G as identified by a blue outline in Figure 4 without the provision of floor space and height bonuses

- 7) Appoint a Design Excellence Panel to provide design advice for all development applications within the northern precinct. Floor space and height bonuses are not to be awarded on any development lot
 - 8) Add an additional 1,523m² of residential floor space be permitted within the land area under Payce ownership and that the residential floor space across the entire planning proposal site area not exceed 508,768m².
- (b) **That** Council endorse the draft Melrose Park North Site-Specific Development Control Plan (DCP) provided in Attachment 1 for the purposes of public exhibition.
 - (c) **That** Council endorse the draft Planning Agreement based on the Letter of Offer provided in Attachment 2 for the purposes of public exhibition
 - (d) **That** Council grant the CEO delegation to negotiate the terms of planning agreements with the landowners of 8 Wharf Road and 15-19 Hughes Avenue & 655 Victoria Road to an equivalent per unit contribution rate to that proposed for the Payce development and that these planning agreements be publicly exhibited and reported back to Council post-exhibition along with the planning proposal, draft DCP and Payce planning agreement.
 - (e) **That** Council endorse the updated Melrose Park North Planning Proposal provided at Attachment 3 as detailed in the report for forwarding to the Department of Planning, industry and Environment for approval to be placed on public exhibition.
 - (f) **That** the draft DCP and Planning Agreement be placed on public exhibition concurrently for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.
 - (g) **Further, that** Council delegate authority to the Chief Executive Officer to correct any anomalies of a minor non-policy nature that may arise during the review and public exhibition processes.

AMENDMENT (Esber/Bradley)

That Council defer consideration of this matter for a period of two (2) weeks.

Note: Councillor Davis left the Chamber at 8:42pm and returned at 8:43pm during consideration of Item 17.5.

PROCEDURAL MOTION

3140 RESOLVED (Esber/Tyrrell)

That Council amend the order of business to consider Item 17.5 later in the Council Meeting.