

28 March Council meeting

ITEM 9.3 Bushells Planning Proposal

Alternative resolution proposing a Floor Space Ratio of 0.85:1

That:

1. Council notes the Report on Submissions at Attachment 3 and the Urban Design Review at Attachment 4.
2. That the Planning Proposal – 160 Burwood Road, Concord at Attachment 1 be submitted to the Department of Planning and Environment for making as a Local Environmental Plan, subject to the following amendments:
 - (a) The Land Use Zones being consistent with the proposed Land Zoning Map at Attachment 2.
 - (b) The maximum building heights be amended as follows:
 - (i) Block 1 (W1 – 8.5m, W2- 8.5m, W3 – 8.5m, W4 – 8.5m and W5 – 8.5m);
 - (ii) Block 2 (C7 – 11.0m, C8 – 11.0m and C9 – 8.5m);
 - (iii) Block 3 (E2 – 11.0m, E3 – 8.5m and E4 – 8.5m); and
 - (iv) Block 5 (C1 – 15.0m, C2 – 15.0m, C3 – 15.0m, C4 – 15.0m and C5 - 17.0m).
 - ~~(c)~~ The maximum Floor Space Ratio ~~being consistent with the proposed Floor Space Ratio Map at Attachment 2~~ be reduced to 0.7:1 with the LEP including a bonus 0.15 Floor Space Ratio where the Central Roasting Hall is retained and adaptively reused.
 - ~~(c)~~~~(d)~~ The Local Heritage Listing being consistent with the proposed Heritage Map at Attachment 2.
 - ~~(d)~~~~(e)~~ The Foreshore Building Line being consistent with the proposed Foreshore Building Line Map at Attachment 2.
 - ~~(f)~~ Reduction of the minimum amount of non-residential floor space from 10,000sqm to 5,300sqm/7,500sqm.
 - ~~(e)~~~~(g)~~ Additional permitted uses to be limited to office premises, shops, restaurants and cafes within the proposed R3 Medium Density Residential zone.
 - ~~(h)~~ Reduce the Affordable Housing Contribution ~~from 10% to 7%~~ following feasibility testing of the Floor Space Ratio of 0.85:1.
- ~~[3.]~~ The draft Development Control Plan at Attachments 5 and 6 be adopted and come into effect upon the gazettal of the Local Environmental Plan amended and re-exhibited-
- ~~[4.]~~ The draft Affordable Housing Contribution Scheme at Attachment 20 be adopted amended to include a revised affordable housing contribution for 160 Burwood Road, Concord and the amended Scheme be reported back to Council and come into effect upon the gazettal of the Local Environmental.
- ~~[5.]~~ Authority be delegated to the General Manager to make any minor modifications to the Planning Proposal ~~and draft Development Control Plan~~ prior to finalisation.