

**ITEM 9.3 PLANNING PROPOSAL - 79-81 QUEENS ROAD AND 2-12 SPENCER STREET, FIVE DOCK**

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*The following person addressed Council in relation to Item 9.3:*

- *Alan Chen (representing DPG Project 37 Pty Ltd)*

**RESOLUTION 001/25**

Moved: Cr Bazouni

Seconded: Cr Meuross

That:

1. The Planning Proposal for land at 79-81 Queens Road and 2-12 Spencer Street, Five Dock (PP2025/0001) be progressed to Gateway determination subject to the following amendments:
    - a) identify 10-12 Spencer Street as 'Key Site 17A' to incentivise the delivery of the 3m wide embellished public domain along Spencer Street;
    - b) retain the PRCUTS recommended maximum Floor Space Ratio of 3.0:1 across both sites, resulting in a maximum Incentive Floor Space Ratios of 3.3:1 to 79-81 Queens Road/2-8 Spencer Street and 1.8:1 to 10-12 Spencer Street;
    - c) apply a maximum Incentive Height of Building of 67m to 79-81 Queens Road / 2-8 Spencer Street and 19m to 10-12 Spencer Street;
    - d) remove the amendments relating to site specific provisions, with the exception of a local clause that requires a single vehicle access via a consolidated driveway and basement.
  2. The following additional information be provided prior to the Planning Proposal being submitted to the Department of Planning, Industry and Environment for a Gateway Determination:
    - a) demonstrate the capacity of the site to provide landscaped area and deep soil in accordance with the Apartment Design Guide;
    - b) a flood risk assessment that demonstrates flooding is able to be managed within the subject site and does not adversely impact any other properties.
  3. A draft amendment to the *Canada Bay Development Control Plan* be prepared by Council to provide detailed development controls for the site and include:
    - a) 3.0m upper level setback to the western boundary and to the eastern podium edge of 79-81 Queens Road / 2-8 Spencer Street;
    - b) enable a shared pedestrian link between Spencer Street and Queens Road; and
    - c) include a single shared driveway and internal access ramp on 79-81 Queens Road / 2-8 Spencer Street and require future development to provide a 'right of access' easement on the land title.
  4. Delegation be requested from the Department of Planning, Housing and Infrastructure to manage the plan making process.
  5. Authority be delegated to the General Manager to make minor variations to the Planning Proposal to correct any drafting errors or to ensure that it is consistent with the Gateway Determination.
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6. The Planning Proposal and draft Development Control Plan be endorsed for public exhibition in accordance with relevant conditions imposed under the Gateway Determination.
7. If, as a result of public exhibition of the Planning Proposal, the landowners of 10-12 Spencer Street provide a commitment to sell the land or work with the proponent to deliver a joint Development Application (removing the necessity for a planning proposal), the Proposal not proceed to finalisation.

In Favour: Crs Megna, Alafaci, Bazouni, Cirillo, Ferguson, Meuross and Robinson

Against: Cr Jago

**CARRIED 7/1**

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