

Catherine Van Laeren
Director Sydney Region West
NSW Department of Planning Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Our Reference	RZ/18/2016
Contact	Kieren Lawson
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Emailed to: christine.gough@planning.nsw.gov.au

26 September 2019

Dear Catherine

RE: Gateway Request – Planning Proposal for land at 23-25 Windsor Road, Northmead

Please find uploaded to the NSW Planning Portal a Planning Proposal seeking to amend the *The Hills Local Environmental Plan 2012* as it relates to the land at 23-25 Windsor Road, Northmead (SP 47006).

Council at its meeting of 9 September 2019 considered the Planning Proposal and resolved as follows:

- a) **That** Council endorse the Planning Proposal attached to the LPP report at **Attachment 1** for the land at 23-25 Windsor Road, Northmead in accordance with the following recommendation, which seeks to amend *The Hills Local Environmental Plan 2012* (LEP 2012) in relation to the subject site by:
 - i. Amending the maximum building height (HOB) from 16 metres (5 storeys) to 30 metres (9 storeys),
 - ii. Amending the maximum floor space ratio (FSR) control from no FSR to 1.8:1
- b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) requesting a Gateway Determination be issued.
- c) **That** a site-specific Development Control Plan (DCP) be prepared to reflect advice from Council officers and any other changes that may result from the Gateway Determination prior to exhibition of the Planning Proposal.
- d) **That** Council authorise the Chief Executive Officer (CEO) to negotiate a Voluntary Planning Agreement (VPA) on behalf of Council, that the VPA be in addition to any development contribution payable, and that the outcome of negotiations be reported back to Council prior to its concurrent public exhibition with the draft DCP and Planning Proposal.
- e) **That** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- f) **Further, that** Council note the advice of the Local Planning Panel (LPP), provided at **Attachment 1**, is consistent with the Council Officer's recommendation to support the proposal.

(Item 18.2, Resolution No. 2401)

The abovementioned Council resolution is consistent with the advice of Council Officers and Parramatta Local Planning Panel. Council requests that it exercise its plan-making delegations in this instance.

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Should you require any further information or wish to discuss this matter, please contact Kieren Lawson, Project Officer – Land Use Planning, on 9806 5879 or via email at klawson@cityofparramatta.nsw.gov.au.

Regards,

Michael Rogers
Land Use Planning Manager

Attachments

1. Planning Proposal – 23-25 Windsor Road, Northmead
2. Council Minutes & Report – 9 September 2019
3. LPP Minutes & Report – 20 August 2019
4. Concept Plans – 23-25 Windsor Road, Northmead
5. Traffic Study - 23-25 Windsor Road, Northmead
6. Planning Agreement Offer - 23-25 Windsor Road, Northmead