



General Manager
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Our Reference	RZ/9/2019
Contact	Jane Liang
Telephone	9806 5057
Email	janeliang@cityofparramatta.nsw.gov.au

5 August 2020

Dear Sir/Madam,

Planning Proposal 1 Windsor Road, North Rocks

Please find attached a Planning Proposal seeking to amend the Parramatta (former The Hills) Local Environmental Plan 2012 as it relates to the abovementioned land.

Council at its meeting of 27 July 2020 considered the Planning Proposal and resolved:

- (a) **That** Council endorse the Planning Proposal (at **Attachment 3**) for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE) for land at 1 Windsor Road, North Rocks which seeks to amend Schedule 1 of the Parramatta (former The Hills) Local Environmental Plan 2012 by adding retail premises as an additional permitted use (limited to a maximum of 3,800 m²) to facilitate a Woolworths supermarket and a liquor store.
- (b) **That** the Planning Proposal be forwarded to the DPIE for a Gateway Determination.
- (c) **That** Council advises the DPIE that the Chief Executive Officer (CEO) will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (d) **That** Council authorise the CEO to negotiate a Planning Agreement on behalf of Council, with the outcome of negotiations to be reported back to Council prior to its concurrent public exhibition with the Planning Proposal, relating to the following:
 - 1. delivery of a roundabout on North Rocks Road, and
 - 2. augmentation of the existing bridge over Darling Mills Creek to facilitate increased capacity for pedestrians and cyclists.
- (e) **That** a delivery mechanism be agreed to by the State Government and the proponent to facilitate the delivery of the land required to accommodate future upgrades to the James Ruse Drive/Windsor Rd intersection prior to public exhibition of the Planning Proposal.
- (f) **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.
- (g) **Further, that** Council note the advice of the Local Planning Panel dated 16 June 2020 in relation to this matter is not consistent with the above recommendation.

Council requests Gateway Determination and that Council exercise its plan-making delegations in this instance.

Contact us:

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Should you require any further information or wish to discuss this matter, please contact Council's Project Officer, Jane Liang, on 98065057 or email at janeliang@cityofparramatta.nsw.gov.au.

Attachments:

1. Council Report (27 July 2020)
2. Minutes of Council Meeting (27 July 2020)
3. LPP Report and Minutes (16 June 2020)
4. Planning Proposal
5. Traffic Review
6. Economic Impact Assessment
7. Heritage Impact Assessment
8. Flooding Report
9. Supplementary document provided by the Applicant (with a further Economic Analysis attached)

Regards,



Kevin Kuo

Team Leader Land Use Planning