

HAVE YOUR SAY



Exhibition of Draft Amendments to Planning Controls and Draft Planning Agreement for 23-25 Windsor Road, Northmead

Project Summary

The City of Parramatta Council is currently exhibiting draft amendments to the planning controls and a Draft Planning Agreement for the site at 23-25 Windsor Road, Northmead. These documents seek to facilitate the following:

- Redevelopment of the site for high-density residential uses
- An increase in building height that is designed to manage the built form transition between the site and neighbouring properties
- Safe vehicular access into the site and improved permeability between the site and the surrounding Northmead/North Rocks area for pedestrians, cyclists, residents and visitors
- Monetary contributions towards affordable housing and park upgrades in Speers Road Reserve

Current Plan

The current zoning was made in June 2007 by then Baulkham Hills Shire Council in Baulkham Hills LEP 2005 (Amendment No.8). The industrial uses currently on the site operate under existing use rights.

Proposed Controls

These proposed amendments intend to accommodate two U-shaped apartment buildings that are 7 to 9 storeys in height for approximately 308 dwellings with communal open space. They will provide a built form which facilitates better solar access, privacy, accessibility, setbacks and open space than cannot be achieved under current planning controls. To achieve this, Council needs to amend and exhibit the planning controls in the LEP and DCP and report the outcomes of the exhibition to a Council meeting.

Proposed Infrastructure

Council and the Owners of the Strata Plan have negotiated some additional infrastructure in a Draft Planning Agreement (VPA) which has a total value of \$2.898 million. This includes:

- Monetary contribution including allocations towards affordable housing and outdoor fitness equipment in nearby Speers Road Reserve
- Works-in-kind for two 3-metre shared pathways to improve connectivity through the site and surrounding area. These works are not proposed for Council ownership, or maintenance and any ongoing costs will be the responsibility of the future residential strata scheme. These pathways will have unencumbered public access easements for use by the community



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For more information, call 02 9806 5879

