

Planning Proposal - University of Western Sydney, Westmead

Proposal Title : **Planning Proposal - University of Western Sydney, Westmead**

Proposal Summary : **To rezone the land at 158-164 Hawkesbury Road, and part of Lot 8 DP 1077852 (2a Darcy Road) Westmead, owned by University of Western Sydney, from SP2 Special Uses (Educational Establishment) to B4 Mixed Use.**

PP Number : **PP_2012_PARRA_003_00** Dop File No : **11/21313**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.2 Reserving Land for Public Purposes
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. Council revise the planning proposal prior to exhibition as follows:

a. In respect of the proposed control for a minimum non-residential floor space on the road frontages, justification is to be given and to include supporting analysis to demonstrate the purpose and effectiveness of this provision. This to be provided and explicitly referenced in the amended planning proposal prior to exhibition.

b. In respect of compliance with SEPP 55, a specific and explicit reference to this issue in the text of the planning proposal is to be provided, demonstrating that Council has considered the information provided informing its views. This is to include details of the contamination present on the site and the ways in which these will be dealt with to make the site suitable for the desired purpose.

c. To remove reference to SEPP (Sydney Drinking Water Catchment) 2011 as requiring consideration.

d. In the section on Environmental Impacts, the planning proposal is to be amended to include identification of the relevant environmental impact issues and how these are to be managed.

e. That references to other documents (eg. appendix, attachment) be carefully checked for accuracy and where necessary be amended.

2. The revised planning proposal is to be submitted to the Regional Director, Sydney West for approval to proceed to exhibition.

3. Council consult with the following agencies:-

>> Transport for NSW (including RMS, Transport NSW and Railcorp)

>> Sydney Water

>> Office of Environment and Heritage

>> Endeavour Energy

>> Parramatta Park Trust

This consultation can occur concurrently with the public exhibition of the proposal.

4. The planning proposal be publicly exhibited for 28 days.

5. The timeframe for the making of the LEP is to be 9 months from the week following the gateway determination.

Supporting Reasons :

The planning proposal is supported as:

1. it will implement a component of Council's strategic plan for Westmead,
2. it will provide a greater development potential within the centre,
3. the intended outcomes, explanation of provisions and justification of the planning proposal are consistent with the criteria outlined in the Guide to Preparing Local Environmental Plan, and
4. it will meet the aims of Sydney Metropolitan Plan 2036 by allowing Westmead to continue to grow as a centre.

Panel Recommendation

Recommendation Date : 23-Aug-2012

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to:
 - (a) remove reference to SEPP (Sydney Drinking Water Catchment) 2011, as the subject land is not within the Sydney Drinking Water Catchment;
 - (b) update the 'Environmental Impacts' section to identify and elaborate on any environmental impacts associated with the rezoning, and how these are to be managed; and
 - (c) ensure references within the planning proposal to supporting documents and additional information are accurate.

2. It is noted that a number of studies and reports have been prepared in support of the planning proposal. However, Council is to provide further justification for the minimum non-residential floor space control, demonstrating the intent and outcome of the control, identifying any supporting strategy or report.

3. Council is to demonstrate that the planning proposal satisfies the requirements of State Environmental Planning Policy No 55 (SEPP 55) – Remediation of Land and the Contaminated Land Planning Guidelines. Council is to prepare an initial site contamination investigation report to demonstrate that the site can accommodate the proposed future use. This report is to be included as part of the public exhibition material.

4. Council is to amend the planning proposal to reflect the conditions of this Gateway determination and provide a copy of the revised planning proposal to the department's regional office, prior to the commencement of public exhibition.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport NSW
- Transport NSW (Roads and Maritime Services)
- Transport for NSW (Railcorp)
- Sydney Water
- Office of Environment and Heritage

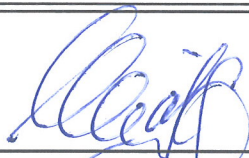
- Endeavour Energy
- Parramatta Park Trust

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGuffin

Date:

29.8.12