



Your Reference:  
Our Reference: RZ/4/2011  
Contact: Paul Kennedy  
Telephone: 9806 5093  
Fax: 9806 5929

31 July 2012

Peter Goth  
Regional Director  
Department of Planning and Infrastructure  
10 Valentine Avenue  
PARRAMATTA, NSW 2150

Dear Mr Goth

**Planning Proposal for land at 158-164 Hawkesbury Road and Part 2A Darcy Road, Westmead**

Parramatta City Council on 23 July 2012 considered a report on a planning proposal to amend the Parramatta LEP 2011 for the above land and resolved:

- (a) ***That*** the planning proposal at Attachment 1 to amend the Parramatta LEP 2011 on land at 158-164 Hawkesbury Road and part 2A Darcy Road, Westmead be endorsed and forwarded for Gateway assessment by the Department of Planning and Infrastructure in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.
- (b) ***That*** the site specific DCP at Attachment 2, being an amendment to the Parramatta DCP 2011, be endorsed for the purposes of public exhibition.
- (c) ***That*** prior to public exhibition, the Built Forms Control Map and Indicative Concept Plan in the site specific DCP at Attachment 2 be amended to reflect the enlarged heritage curtilage.
- (d) ***That*** subject to Gateway determination, the planning proposal be publicly exhibited simultaneously with the site specific DCP.
- (e) ***Further, that*** a report be put to Council following the public exhibition.

The planning proposal seeks to amend Parramatta LEP 2011 by:

- Changing the zoning from SP2 Infrastructure (Educational Establishment) to B4 Mixed Use.
- Applying maximum heights, which range from 31m (9 storeys) to 48m (15 storeys).
- Applying maximum FSRs, which range from 1.5:1 to 4:1.
- Requiring a minimum of 30% non-residential floor space on land fronting Hawkesbury and Darcy Roads (excluding the St Vincent's building).

The planning proposal is supported by background studies and a site specific development control plan. Please find attached the planning proposal and supporting information for Gateway consideration.

If you have any queries on this matter or require further information, please contact Paul Kennedy on 9806 5093.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jennifer Concato', with a stylized flourish at the end.

Jennifer Concato  
**Acting Manager Land Use Planning**

**Attachments on CD:**

1. Planning proposal
2. Supporting information