

**Amendment to Parramatta LEP 2011 - 24-26 Railway Parade, Westmead. Increase height of buildings and FSR controls**

Proposal Title : **Amendment to Parramatta LEP 2011 - 24-26 Railway Parade, Westmead. Increase height of buildings and FSR controls**

Proposal Summary : **The planning proposal intends to allow for an increase in building height from 12 metres to 52 metres, and an increase in the floor space ratio (FSR) from 1.5:1 to 4.5:1 for commercial development and limited residential development.**

PP Number : **PP\_2013\_PARRA\_003\_00**      Dop File No : **13/07815**

**Proposal Details**

Date Planning Proposal Received : **03-May-2013**      LGA covered : **Parramatta**

Region : **Sydney Region West**      RPA : **Parramatta City Council**

State Electorate : **PARRAMATTA**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

**Location Details**

Street : **24-26 Railway Parade**

Suburb : **Westmead**      City : **Parramatta**      Postcode : **2145**

Land Parcel : **Lot 1 DP 952720 and Lot 1 DP 972068**

**DoP Planning Officer Contact Details**

Contact Name : **Michael Druce**

Contact Number : **0298601544**

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**RPA Contact Details**

Contact Name : **Jennifer Concato**

Contact Number : **0298065767**

Contact Email : **jconcato@parracity.nsw.gov.au**

**DoP Project Manager Contact Details**

Contact Name :

Contact Number :

Contact Email :

**Land Release Data**

Growth Centre : **N/A**      Release Area Name :

Regional / Sub Regional Strategy : **Metro West Central subregion**      Consistent with Strategy : **Yes**

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MDP Number :

Date of Release :

Area of Release (Ha)  
:

Type of Release (eg  
Residential /  
Employment land) :

No. of Lots : 0

No. of Dwellings 30  
(where relevant) :

Gross Floor Area : 10,500.00

No of Jobs Created : 218

The NSW Government Lobbyists Code of  
Conduct has been  
complied with : Yes

If No, comment : At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. No such communications or meetings have occurred.

Have there been meetings or  
communications with  
registered lobbyists? : No

If Yes, comment :

### Supporting notes

Internal Supporting  
Notes :

External Supporting  
Notes :

## Adequacy Assessment

### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The key objective of the planning proposal is to enable the redevelopment of 24-26 Railway Parade, Westmead for non-residential uses at a greater height and floor space ratio.

### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The explanation of provisions is explicit and easy to understand.  
They involve:  
\* Amendment of the relevant Floor Space Ratio map to show the site changed from 1.5:1 to 4.5:1;  
\* Amendment of the relevant Height of Buildings map to show the site changed from 12 metres to 52 metres;  
\* To include a provision limiting the residential floor space of any development to a maximum of 1.5:1 FSR.

### Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

\* May need the Director General's agreement

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

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**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 1—Development Standards  
SEPP No 4—Development Without Consent and Miscellaneous  
Exempt and Complying Development  
SEPP No 6—Number of Storeys in a Building  
SEPP No 22—Shops and Commercial Premises  
SEPP No 55—Remediation of Land  
SEPP No 60—Exempt and Complying Development  
SEPP No 64—Advertising and Signage  
SEPP (Exempt and Complying Development Codes) 2008  
SREP No. 28 – Parramatta**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **The planning proposal has adequately addressed the relevant SEPPs (and deemed SEPPs) along with the relevant s117 directions. As such there is no impediment on this basis to the planning proposal proceeding.**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment : **The maps provided are sufficient for exhibition purposes.**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **The Planning Proposal is described in the document as being 'Major (Low complexity)', and as such a minimum exhibition period of 28 days is proposed.  
It is proposed that the community will be notified of the exhibition of this proposal, by notice in the local paper and on Council's website.**

**It is also proposed that consultation with the following public authorities take place during the public exhibition period.**

- \* Roads and Maritime Services**
- \* Railcorp**
- \* Sydney Water**
- \* Endeavour Energy**
- \* Office of Environment and Heritage**
- \* Parramatta Park Trust**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

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### Proposal Assessment

#### Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Parramatta Principal LEP was made in November 2011.

#### Assessment Criteria

Need for planning proposal : The planning proposal is the best means of achieving better use of the site in supporting the strategic directions for specialised employment and residential growth within the Westmead Precinct which is recognised in State and local planning strategies.

Consistency with strategic planning framework : Westmead is identified as a specialised centre in the Sydney Metropolitan Plan 2036 and the draft West Central Subregional Plan. It is also identified as such in numerous Council strategies and studies. The proposed development of the site will support the strategic directions set for the Westmead precinct.

Environmental social economic impacts : There are minimum likely environmental impacts associated with the proposal. Issues regarding the built form and overshadowing can be controlled by the proposed site specific Development Control Plan.

The proposal is likely to have positive social and economic impacts by generating employment and residential growth in the Westmead precinct.

#### Assessment Process

Proposal type : Minor Community Consultation Period : 28 Days

Timeframe to make LEP : 6 Month Delegation : RPA

Public Authority Consultation - 56(2)(d) : Office of Environment and Heritage  
Transport for NSW - RailCorp  
Transport for NSW - Roads and Maritime Services  
Sydney Water  
Other

Is Public Hearing by the PAC required? No

(2)(a) Should the matter proceed ? Yes

If no, provide reasons :

Resubmission - s56(2)(b) : No

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

| Document File Name                                                | DocumentType Name        | Is Public |
|-------------------------------------------------------------------|--------------------------|-----------|
| 01.Cover Letter.pdf                                               | Proposal Covering Letter | No        |
| Final Revised planning proposal 24-26 Railway Parade Westmead.pdf | Proposal                 | No        |

**Planning Team Recommendation**

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

S.117 directions:      **1.1 Business and Industrial Zones**  
                                 **3.4 Integrating Land Use and Transport**  
                                 **6.1 Approval and Referral Requirements**  
                                 **7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

**1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;**

**2. Consultation with the following public authorities take place during the public exhibition period.**

**\* Roads and Maritime Services**

**\* Railcorp**

**\* Sydney Water**

**\* Endeavour Energy**

**\* Office of Environment and Heritage**

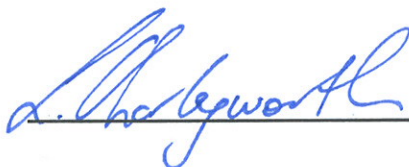
**\* Parramatta Park Trust**

**3. The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination; and**

**4. Delegation is to be given for Council to exercise the Minister's plan making powers.**

Supporting Reasons :      **The planning proposal is supported as it gives effect to the strategic direction of developing the Westmead precinct as a Specialised Centre for employment and medical purposes along with associated residential accomodation.**

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

**L. CHARLESWORTH**

Date: \_\_\_\_\_

**10.5.13.**

**A/Team Leader**

