

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

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 accommodation.**

Panel Recommendation

Recommendation Date : **16-May-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. 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 a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**
- 2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**

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

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. 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).

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

Signature: _____

M. Selman

Printed Name: _____

Neil Selman

Date: _____

21/5/13