

Exhibition of Planning Proposal at 93 Bridge Road, Westmead (PP-2023-2810)

This document answers frequently asked questions about the Planning Proposal at 93 Bridge Road, Westmead.

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

Frequently Asked Questions

What are the Council's, the Sydney Central City Planning Panel (Panel) and the Departments role in the process?

The Council's role for this planning proposal

This planning proposal originally was submitted to City of Parramatta Council in March 2024. On 12 July 2024, the proponent lodged a rezoning review request for the proposal because Council failed to provide support for the proposal in the mandatory time period. This resulted in the Sydney Central City Planning Panel supporting the proposals progression for Gateway determination (subject to conditions) on 14 November 2024 and appointing itself as the Planning Proposal Authority (PPA). Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

Council and the proponent are working on drafting a site-specific development control plan associated with this planning proposal. This document will be exhibited by Council at a later date. The Panel and the Department of Planning, Housing and Infrastructure do not participate in the development and adoption of this document.

Sydney Central City Planning Panel's role for this proposal

The Sydney Central City Planning Panel acts as the independent body in rezoning reviews within the City of Parramatta Local Government Area. As Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 19 March 2025, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway

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determination was issued on 13 May 2025 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LMPA undertakes the statutory functions in making the LEP.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review, the Sydney Central City Planning Panel is the PPA and the Department will be the Local Plan-Making Authority.

Has the site been approved for State Significant Development (SSD)?

A proposed development for the site was declared as a State Significant Development (SSD) by the Minister on 7 February 2025. If lodged, a future SSD application would be assessed by the Department via the Housing Delivery Authority (HDA) SSD pathway.

What is the site's relationship to the Westmead Place Strategy?

The Westmead Place Strategy is key to guiding the future planning needs of the Westmead Precinct to meet its regional relevance, anticipated growth and renewal to deliver its 2036 vision.

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The Westmead Precinct has been divided into seven sub-precincts to facilitate the various renewal initiatives and actions identified in the Westmead Place Strategy. Each sub-precinct is defined by its own purpose and distinct character to create an integrated, coherent and sustainable community.

The site is located within Sub-precinct 2: 'Health and Innovation', which is described as Westmead's "engine room" and being "at the core" of the Westmead Health and Innovation District – Australia's largest cluster of health and educational services (**Figure 1**). The Westmead Place Strategy identifies the site as one of only three residential sites within Sub-precinct 2.

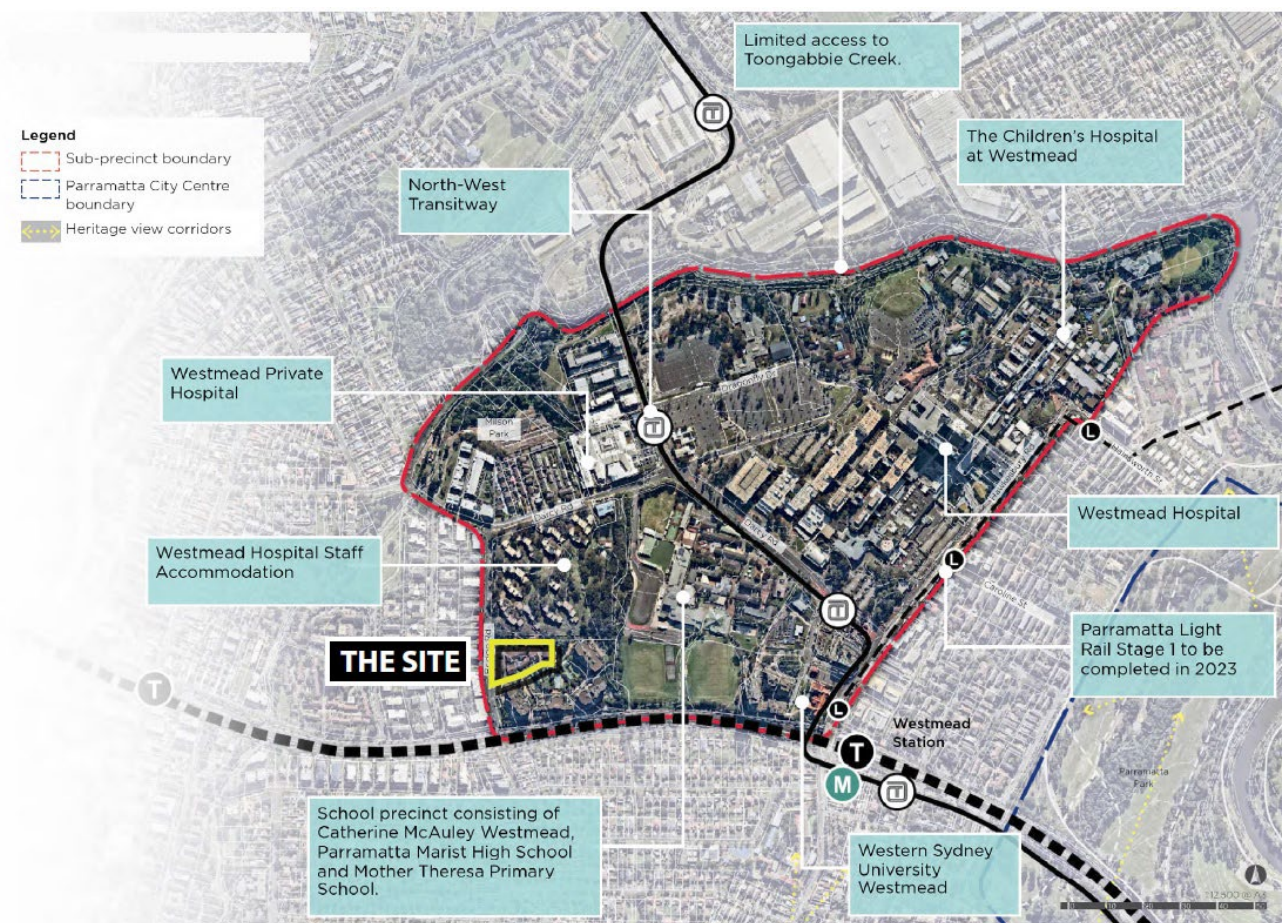


Figure 1 Sub-precinct 2 Plan (Source: Hatch Pty Ltd, 2024)

Will open space be provided as part of the proposal?

The proposal is seeking to dedicate 40% of the site area to high-quality public places including a new shared street and local public park (**Figure 2**).

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Figure 2 Communal and Public Open Space Concept Plan (Source: Hatch – Roberts Day, 2024)

Other key open space opportunities near the site include:

- Shannons Paddock approximately 350m walking distance to the west; and
- The extensive facilities of Parramatta Park are approximately 1.25km walking distance to the east.

What are the proposed site access arrangements?

Access to the site for pedestrians is proposed from the south, west and northern portion of the site (**Figure 3**). Vehicular access is proposed from the northern boundary of the site.



Figure 3 Site access and egress arrangements (Source: Hatch, 2025)

It is anticipated that the SSD and future development applications will provide further detail on the site access arrangements.