

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

The planning proposal seeks to facilitate high density development through amending the height of buildings and floor space ratio controls of the Parramatta LEP 2023.

Site description

The site (**Figure 1**) is located at 93 Bridge Road, Westmead, in the Parramatta Local Government Area (LGA) and comprises of a large strata lot legally described as SP 31901.

Existing development on the site is comprised of a housing estate with 31 attached and semi-detached single storey dwellings, arranged around an internal access road.

The neighbouring land to the:

- north is government-owned key worker housing;
- south and east is the 'Monarco Estate', a private residential development with apartment towers up to 16 storeys; and
- west is primarily medium density residential.

The site is in proximity to various public transport options including Westmead Railway Station, which is adjacent to the recently opened Parramatta Light Rail, and a future Metro Station (2032). The site is also located on the western edge of the Westmead Health and Education Precinct and Innovation District.



Figure 1 - Subject site (Source: Nearmap December 2024)

What the planning proposal will do

The planning proposal seeks to amend the *Parramatta Local Environmental Plan 2023* (LEP) to facilitate the redevelopment of the site for a high density residential development including:

- two building towers to a maximum height of 69m, or about 20 storeys;
- approximately 404 dwellings;
- approximately 12 dwellings for the purposes of affordable housing;
- 40% of the site area as communal open space, including a new local park; and
- New vehicular access is proposed from the northern boundary of the site and pedestrian access from the western and northern portions of site.

This proposed development scheme is indicative only and subject to a further development assessment process should the planning proposal be supported. This proposal does not approve any development on the site.



Figure 2 – Proposed concept plan (Source: Planning Proposal, 2025)

In summary, the proposal seeks to amend the Parramatta LEP 2023 to:

- amend the height of buildings map from 20 metres to 69 metres (**Figure 3**);
- amend the floor space ratio map from 1.7:1 to 3.6:1 (**Figure 4**); and

Fact Sheet

- insert provisions for the preparation of a site-specific development control plan (DCP) and for the facilitation of the delivery of affordable housing.



Figure 3 – Existing and proposed Floor Space Ratio (FSR) (Source: Planning Proposal, 2025)

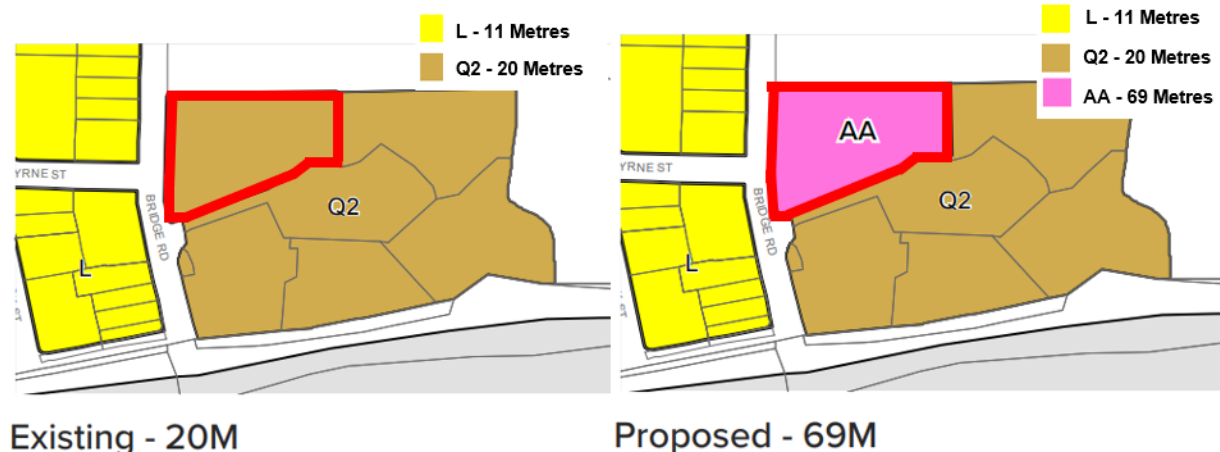


Figure 4 – Existing and proposed Height of Building (Source: Planning Proposal, 2025)

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information on various components of the proposal and the Westmead Health and Education Precinct and Innovation District.

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/93-bridge-road-westmead-2145

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/93-bridge-road-westmead-2145

Your submission must be lodged by **5pm on 18 July 2025** and must include:

Fact Sheet

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

Planning Proposal

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au

State Significant Development Application

The Department has also received a State Significant Development (SSD) application (Major Projects reference SSD-80904224) for the same site at 93 Bridge Road, Westmead. The SSD application is seeking approval to construct two residential flat buildings with 549 dwelling units (including 80 affordable housing apartments) and four basement levels with 441 car spaces. The SSD application includes site preparation and excavation, associated landscaping, and public domain works, including delivery of a public park, and ancillary infrastructure and utilities work.

The SSD is on exhibition from Friday 13 June to Thursday 10 July 2025. You can view these documents and make a submission via the Major Projects website: <https://www.planningportal.nsw.gov.au/major-projects/projects/residential-flat-building-fill-affordable-housing-93-bridge-road-westmead>.

For questions relating to the SSD application, please contact Ms Michelle Niles on (02) 9274 6272.