



**REZONING REVIEW
RECORD OF DECISION**

STRATEGIC PLANNING PANEL of the
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	14 November 2024
DATE OF DECISION	4 November 2024
PANEL MEMBERS	Abigail Goldberg (Chair), Stephen Murray and Clare Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

RR-2024-23 – Parramatta LGA – PP-2023-2810

93 Bridge Road, Westmead (As described in Schedule 1).

Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported.
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal.
- The council has not submitted the planning proposal for a Gateway determination within 28 days of indicating its support for the proposal.

PANEL CONSIDERATION AND DECISION

The Panel considered the material listed at item 4 and the matters raised and/or observed at briefings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel recommends that the proposed instrument:

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and subject to changes, site specific merit
- should not** be submitted for a Gateway determination because the proposal has:
 - not demonstrated strategic merit
 - demonstrated strategic merit but not site specific merit

The decision was unanimous

REASONS FOR THE DECISION

The Panel considered the documentation, was briefed by the Department of Planning, Housing and Infrastructure, and heard from Parramatta City Council and the proponent, Willow Tree Planning.

Strategic Merit

The Panel agreed that the planning proposal had Strategic Merit given that:

- The planning proposal is consistent with applicable strategic planning documents, particularly as they relate to the general objectives for housing. These include the Greater Sydney Regional Plan and Central City District Plan, Parramatta Local Environmental Plan 2023 (PLEP 2023), Parramatta Local Housing Strategy (2020), Parramatta Local Strategic Planning Statement: City Plan 2036, 2038 Community Strategic Plan, Westmead Place Strategy 2036, Westmead Place-Based Transport Strategy, Section 9.1 Ministerial directions (1.19 Implementation of the Westmead

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Place Strategy, 5.1 Integrating Land Use and Transport, 6.1 Residential Zones) and the applicable State Environmental Planning Policies.

- Delivering housing supply is a priority issue for Sydney for all levels of Government.
- The provision of additional housing in this location has strategic merit.

Site Specific Merit

At their briefing of 17 October 2024, the Panel agreed that the planning proposal should be able to achieve Site Specific Merit subject to further testing and qualifying changes.

The Panel sought the advice of the Department's Urban Design Team on testing of height and FSR options including:

	Option 1	Option 2
Floor Space Ratio (FSR)	3:1	3.6:1
Height of Building (HoB)	56-60m	69m

The Panel requested that modelling of these schemes be presented by way of a report to the Panel.

The Panel reconvened their briefing on 4 November 2024 following provision of the report and were briefed by the Department's Urban Design Team on the outcomes of scenario testing of the above options. Following this, the Panel requested that the Department's Urban Design team provide design principles which would assist in articulating the outcome of pursuing Option 2 for the site. These design principles were provided to the Panel on the 12th of November 2024.

Following final deliberations, the Panel determined to support Option 2 outlined above, subject to the Panel's design guidelines, discussed below and attached to this decision.

Panel recommendations

The Panel recommends that prior to submitting the Planning Proposal for a Gateway determination, the Planning Proposal is to be revised to address the following:

The Panel endorses the following planning controls for the site:

- FSR - 3.6:1 (map amendment) and a
- Maximum HOB of 69m (map amendment), and
- a local provision which requires:
 - a draft DCP which addresses all themes provided within the Panel's design guidelines.

The Panel's endorsed design guidelines are attached to this record.

The Panel further recommended that affordable housing is delivered at the site in accordance with Parramatta City Council's Affordable Rental Housing Policy 2024.

The Panel requires confirmation from the proponent that they agree to:

- a) revise the planning proposal to be consistent with the Panel's recommendations; and
- b) subsequently provide a revised planning proposal to address the Panel's concerns.

The proponent has up to two weeks from the date of this determination to confirm whether they agree to revise their planning proposal to be consistent with the Panel's recommendations. Should the proponent not agree to revise their proposal, then the Panel has determined that the planning proposal does not have site specific merit and will not be submitted for a Gateway determination.

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Should the proponent agree to revise their planning proposal to address the Panel's concerns, then the proponent has up to a further three months to provide the revised planning proposal, including supporting reports and studies to the Panel.

The proponent is to update the draft site specific DCP to align with the design guidelines of the Panel. The Panel wish to review and provide endorsement of the updated draft site specific DCP following Gateway Assessment and prior to recommending the matter proceed to exhibition.

Parramatta City Council has been given the opportunity to accept the role of Planning Proposal Authority (PPA) for this planning proposal, however Council has declined the PPA role. In accordance with Section 3.32(1) of the *Environmental Planning and Assessment Act 1979*, the Planning Panel as delegate of the Minister for Planning has determined to appoint itself as the PPA for this planning proposal.

Should the proponent fail to pay the PPA fee by the designated date, then the Panel will no longer proceed with the planning proposal and the making of a local environmental plan amendment.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Stephen Murray
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	RR-2024-23 – Parramatta LGA – PP-2023-2810 – at 93 Bridge Road, Westmead
2	LEP TO BE AMENDED	Parramatta Local Environmental Plan (LEP) 2023
3	PROPOSED INSTRUMENT	The proposal seeks to: <ul style="list-style-type: none"> • Increase the maximum allowable height of buildings from 20m to 69m • Increase the maximum allowable Floor space ratio from 1.7:1 to 4.25:1
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Department of Planning, Housing and Infrastructure, Rezoning Review Briefing Report, 10 October 2024 • Slide presentations from DPHI, Parramatta Council and the proponent, Willowtree Planning
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection with Department of Planning, Housing and Infrastructure (DPHI): 10:30am – 11:45am, 17 October 2024 <ul style="list-style-type: none"> ○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown ○ DPHI staff in attendance: Murray Jay, Jasper Allenby, Peter Pham, Kate McKinnon and Adam Williams ○ Key issues discussed: <ul style="list-style-type: none"> • Site characteristics • Surrounding land use and built form context • Briefing with Department of Planning, Housing and Infrastructure (DPHI): 1:00pm – 1:27pm, 17 October 2024 <ul style="list-style-type: none"> ○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown ○ DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Ayva Hamed, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams ○ Key issues discussed: <ul style="list-style-type: none"> • Presentation on site and proposal background, context and detail • Summary of Council and Proponent’s views of Strategic and Site Specific Merit • Strategic planning and transport context of the broader district, including the Cumberland LGA • Briefing with Parramatta City Council: 1:43pm – 2:28pm, 17 October 2024 <ul style="list-style-type: none"> ○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown

- DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams
- Council representatives in attendance: Jema Igal, Srishti Sharma, Naomi L'Oste Brown, Belinda Borg, Kelly Van der Zanden and Mark Dillon
- Key issues discussed:
 - Presentation on site and proposal background, context and detail
 - Surrounding context, including mapped and existing height of buildings
 - Summary of Council's position regarding Strategic and Site Specific Merit
 - Assessment of Planning Proposal against key urban design principles
- **Briefing with Willowtree Planning (Proponent) and Consultants: 2:30pm – 3:20pm, 17 October 2024**
 - Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown
 - DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams
 - Proponent representatives in attendance: Stephen Moore, Jamie Bryant, Stephanie Barker, Richard McLachlan, Tim Lewis and Ray Nolan
 - Key issues discussed:
 - Presentation on site and proposal background, context and detail
 - Summary of the Proponent's position regarding Strategic and Site Specific Merit
 - Public transport accessibility, active transport connectivity, social infrastructure, affordable housing target (key worker dwellings)
 - Intersection with open space on neighbouring site
 - Successful comparative densities achieved across Metropolitan Sydney
 - Justification for proposed 20 storey scheme
- **Panel Discussion: 3:30pm – 4:04pm, 17 October 2024**
 - Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown
 - DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams
- **Briefing with Department of Planning, Housing and Infrastructure (DPHI) Urban Design Team: 10:00am – 10:39am, 4 November 2024**

		<ul style="list-style-type: none">○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown○ DPHI staff in attendance: Murray Jay, Jasper Allenby, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams○ DPHI Urban Design Team: John Kurko, Parisa Pakzad and Shilpa Singh ● Panel Discussion: 10:39am – 11:02am, 4 November 2024<ul style="list-style-type: none">○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown○ DPHI staff in attendance: Murray Jay, Jasper Allenby, Holly Villella, Kate McKinnon, Taylah Fenning and Adam Williams
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2.0 Orientation of the buildings

Design principles:

- Design the built form to be compatible with surrounding developments.
- Articulate the building mass and facades (no continuous building façade >30m) to reduce bulk.
- Position towers strategically to maximise solar access, enhance natural ventilation, and minimise overshadowing impacts on public and private open spaces.
- Position towers to avoid limiting current and future minimum solar access requirements for neighbouring developments.

Controls:

- Residential towers are to be located along Bridge Road in North-South Orientation to:
 - maximise solar access and natural ventilation
 - minimise overshadowing on the public open space and communal open space and neighbouring development and green open spaces.
- Development is to be generally in accordance with design principles in Figure 2.

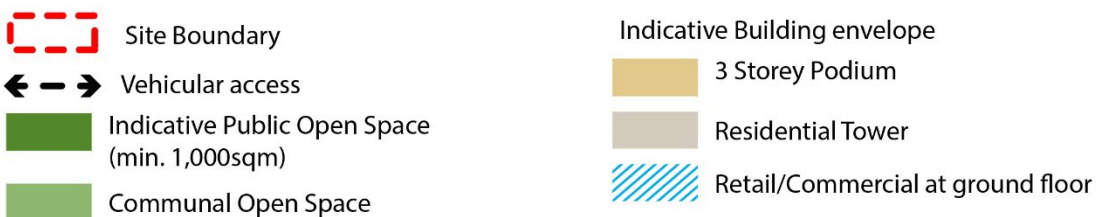
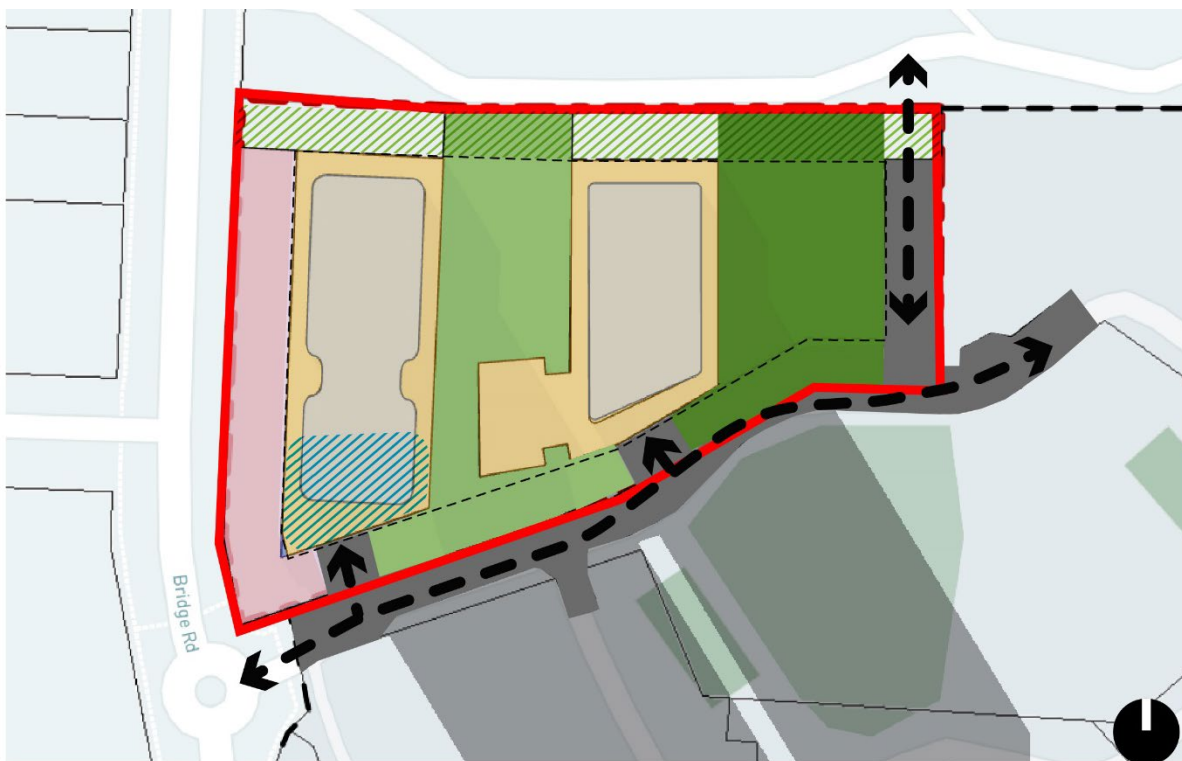


Figure 2 Development principles

3.0 Activation of Bridge Road

Design principles:

- Where possible, non residential uses should be provided that are able to activate Bridge Road and assist with surveillance of the public domain.

Controls:

- Non residential uses should be provided and located generally in accordance with Figure 2.

4.0 Built form (Podium, Towers, Tower separation and Upper level setbacks)

Design principles:

- Provide high-quality built form and to ensure that new buildings provide articulation, modulation and attractive composition of the building element
- To ensure podium building heights are designed at a pedestrian scale to reduce visual bulk and deliver fine-grain frontages.
- To ensure a balance between appropriate tower separation and the active ground plane.

Controls:

- Residential tower floorplates are to have a maximum area of 750m² Gross Floor Area (GFA) and a maximum area of 1,000m² Gross Building Area (GBA). Where a residential tower floor plate is greater than 750m² GFA, it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features.
- Podiums are to have a maximum floorplate length of 65m. Where a building has a length greater than 65m it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features.
- Podium to be a maximum of 3 storeys high.
- 3m and 4m upper level setbacks to be provided for towers as per Figure 3.
- Residential towers are to have a maximum floorplate length of 50m. Where a building has a length greater than 30m, it is to be separated into at least two parts by a significant recess, projection or other distinct architectural expressions and features.
- ensure building depths support apartment layouts that meet the objectives, design criteria and design guidance within the Apartment Design Guide
- Residential development must comply with building separation requirements in accordance with the Apartment Design Guidelines.
- The podium façade next to public and open spaces should be designed to blend harmoniously, minimising visual impact while enhancing passive surveillance
- Floor-to-floor heights are to be provided as follows:
 - Ground Floor with retail: 4m
 - Ground Floor residential: 3.6m
 - Standard residential floors: 3.2m
 - Rooftop service zone (2-20 storeys): 2m
 - Rooftop gardens (9+ storeys): 5.6m (3.1m for structures plus 2.5m for lift overrun)



Figure 3 Upper setback

5.0 Public Open Space

- To create well-defined and comfortable public spaces for casual recreation and encourage people to gather and relax.
- To ensure consistent and accessible public open space areas and landscaping design.

Controls

- Public Open Space is to be generally in accordance with Figure 2 with a minimum area of 1,000sqm.
- Provide 100% deep soil (no underground car parking) in Public Open Space with Min 45% canopy cover.
- Publicly accessible open spaces are required to be embellished with the following high-quality treatments:
 - integrated seating and other furniture;
 - bins;
 - landscaping;
 - adequate shading;
 - signage; and
 - adequate lighting to promote safety.
- All public spaces are designed to be inclusive and universally accessible, to cater for all ages, enrich the community and provide infrastructure that promotes casual recreation, relaxation and maximises social interaction.
- Public spaces will be embellished with public art where appropriate.

- Meeting places, points of interest, shade and grouped social seating opportunities are to be located at predicted nodes of activity throughout the site.
- **50%** of the public open space received min of 4hrs of sun between 9am and 3pm on 21 June
- **20%** of the public open space is protected from direct sunlight on 21 December, to provide protection against ultraviolet radiation.

6.0 Private open space and communal open space

Design principles:

- To provide sufficient communal open space for the enjoyment of residents.
- To ensure that communal open spaces:
 - Are accessible, useable and safe;
 - Enhance the attractiveness of the development;
 - Provide opportunities for social interaction; and
 - Create pleasantly shaded outdoor areas.

Controls:

- Quantum of communal open space to be provided as per Parramatta DCP
- The public open space is not permitted to be included for the purpose of calculating the area of communal open space to be provided on the site.
- A minimum of 25% of the required communal open space must be at ground level.
- External common open space areas are to be capable of accommodating substantial vegetation and should be designed to incorporate active and passive recreation facilities.
- External common open space areas are to be located and designed to:
 - Be seen from the street between buildings;
 - Provide for active and passive recreation needs for all residents;
 - Provide landscaping;
 - Where provided at rooftop level, present as a private area for use by residents only;
 - Include passive surveillance from adjacent internal living areas and/or pathways; and
 - Have a northerly aspect where possible;
- Internal open space areas provide opportunities for larger communal gatherings and/or active recreation.
- Landscaping and planting opportunities on the podium should be provided where appropriate
- **50%** of the communal green open space received min of 4hrs of sun between 9am and 3pm on 21 June
- **20%** of the communal green open space will be protected from direct sunlight on 21 December, to protect against ultraviolet radiation.

7.0 Solar access

Design principles:

- To ensure residential apartments have a good level of solar access and residential amenity.
- To ensure development results in a good level of sunlight to communal open space, public spaces and neighbouring properties.
- To ensure the growth of mature public landscaping.

Controls:

- Residential development must comply with solar access requirements in accordance with the Apartment Design Guidelines.
- All development applications must include solar access diagrams that demonstrate, at a minimum, compliance with the ADG, including plans
- Solar access to public open space and communal open space:
 - 50% area receives min 4hr direct sun between 9am & 3pm on 21 June.
 - 20% of the public open space is protected from direct sunlight on 21 December, to provide protection against ultraviolet radiation
- Development should be sensitively designed to ensure all public domain areas and the surrounding development receive adequate solar access.
- Overshadowing to neighbouring housing green open space:
 - Proposed development should not reduce min solar access requirement i.e. 50% of the area receives min 4hr direct sun between 9am & 3pm on 21 June

8.0 Car parking

Design principles:

- To provide sufficient, safe, secure parking for residents, workers, and visitors.
- To encourage public transport and active transport use.
- To ensure development encourages and supports increased usage and demand for electric vehicles.

Controls:

- All the car parking is to be provided in the basement or sleeved with residential and retail/commercial uses when located in the podium. No car parking to be provided on ground.
- Maximum parking rate for Residential flat buildings and Shop-top housing:
 - Studio or 1 bedroom – 0.5 spaces per dwelling
 - 2 or more bedrooms – 1 space per dwelling
 - Motorcycle parking – 1 space per 10 car spaces
 - Visitor – 1 space per 5 apartments
 - Provision of a car washing space if more than 4 dwellings

Vehicle Type	Minimum parking rate
Accessible car parking	1 space per adaptable dwelling 1 space per 20 visitor spaces
Car share spaces	1 space per 60 car spaces provided
Electric vehicle spaces including charging stations	1 space per 60 car spaces provided
Bicycle parking	1 space per dwelling (resident) 1 space per 10 dwellings (visitor)

- Travel plans are to be provided and are to include details of measures to reduce car dependency for new developments by encouraging sustainable transport modes.