

<b>DATE OF DETERMINATION</b>	11 March 2025
<b>DATE OF DECISION</b>	6 March 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Stephen Murray and Clare Brown
<b>DECLARATIONS OF INTEREST</b>	None

### PLANNING PROPOSAL

PP-2023-2810 (RR-2024-23) – 93 Bridge Road, Westmead - Parramatta LGA

The revised planning proposal seeks to amend the Parramatta Local Environmental Plan (LEP) 2023 to:

- increase the maximum allowable height of buildings from 20m to 69m
- increase the maximum allowable Floor space ratio from 1.7:1 to 3.6:1

### PANEL CONSIDERATION AND DECISION

The Strategic Planning Panel of the Sydney Central City Planning Panel (Panel) met with the Department of Planning, Housing and Infrastructure (Department) for a Pre-Gateway briefing to consider whether the additional information provided by the proponent had addressed the Panel's conditions from the Rezoning Review of 14 November 2024.

The 14 November 2024 Record of Decision recommendations that would allow the proposal to achieve site specific merit allowing the planning proposal to proceed to a Gateway determination were:

- *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.*
- *affordable housing is delivered in accordance with Parramatta City Council's Affordable Rental Housing Policy 2024.*

The Panel note the changes to the amended planning proposal dated 17 February 2025, including

- the reconfiguration of the internal road; and
- the reduced component of affordable housing offered by the planning proposal.

The Panel noted the comments made in the briefing report and confirmed that the planning proposal should be submitted for a Gateway Determination.


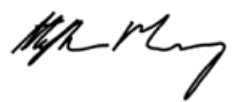

The Panel's decision was unanimous.

**REASONS FOR THE DECISION**

The Panel discussed the Department’s Pre-Gateway Determination Briefing Report, including the proponent’s revised planning proposal and supporting documents.

The Panel was satisfied the amended planning proposal was generally in accordance with the Planning Panel’s recommendations of 14 November 2024.

The Panel requests to be regularly informed and updated and appraised of progress on the State Significant Development (SSD) application as it progresses through its assessment.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Stephen Murray
 Clare Brown	

SCHEDULE 1		
1	<b>LGA – ADDRESS</b>	PP-2023-2810 – Parramatta LGA at 93 Bridge Road, Westmead
2	<b>LEP TO BE AMENDED</b>	Parramatta Local Environmental Plan (LEP) 2023
3	<b>PROPOSED INSTRUMENT</b>	<p>The revised planning proposal seeks to amend the Parramatta LEP 2023 to:</p> <ul style="list-style-type: none"> <li>• increase the maximum allowable height of buildings from 20m to 69m</li> <li>• increase the maximum allowable Floor space ratio from 1.7:1 to 3.6:1</li> </ul>
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Department of Planning, Housing and Infrastructure Pre-Gateway Determination Briefing Report including the revised planning proposal and supporting documents 26 February 2025;</li> <li>• DPHI Slide Presentation for briefing 6 March 2025</li> </ul>
5	<b>BRIEFINGS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Housing and Infrastructure (DPHI): 11:00am – 11:20am, 6 March 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown</li> <li>○ DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Adam Williams and Taylah Fenning</li> <li>○ Key issues discussed: <ul style="list-style-type: none"> <li>• Changes to the affordable housing</li> <li>• Building height for the site</li> <li>• Compliance with the Panel’s recommendations</li> <li>• Reconfiguration of the internal road</li> <li>• SSD pathway recommendation and concurrent proposal timelines</li> </ul> </li> </ul> </li> <li>• <b>Panel Discussion: 11:20am – 11:30am, 6 March 2025</b> <ul style="list-style-type: none"> <li>○ Panel members in attendance: Abigail Goldberg (Chair), Stephen Murray and Clare Brown</li> <li>○ DPHI staff in attendance: Louise McMahon, Murray Jay, Jasper Allenby, Adam Williams and Taylah Fenning</li> </ul> </li> </ul>