

Gateway Determination

Planning proposal (Department Ref: PP-2021-7031): to increase height and floor space ratio controls for the Westmead Private Hospital

I, the Acting Director, Central (GPOP) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) (2011) to increase height and floor space ratio controls for the Westmead Private Hospital (12,12A, 14 & 14B Mons Road, Westmead) should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - (a) provide for height and FSR increases only for the purposes of a hospital and remove proposed amendment to height of building and floor-space ratio maps;
 - (b) address Ministerial Direction 6.3 – Site Specific Provisions in accordance with 1(a) above;
 - (c) review the proposed 2:1 FSR and alignment with the proposed height controls of part 18m and part 68m;
 - (d) update land title details for 14 and 14B Mons Road;
 - (e) include an updated timeline in line with the Gateway determination; and
 - (f) address flood impact including:
 - a. Section 9.1 Direction 4.3 Flooding;
 - b. the full impact of flooding on site,
 - c. the impact of the proposed development on flood waters, and
 - d. appropriate mitigation and management measures, including during a flood emergency.
2. Council is to submit the updated planning proposal in accordance with (1) above for endorsement prior to community consultation.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- (a) NSW Environment, Energy and Science (EES);
- (b) NSW State Emergency Services;
- (c) NSW Ministry of Health;
- (d) Western Sydney Local Health District;
- (e) Greater Sydney Commission;
- (f) Transport for NSW; and
- (g) relevant utilities providers.

Each public authority/organisation 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.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
8. The proposal must be exhibited by 30 June 2022 and reported to Council post exhibition by 31 October 2022.

Dated 24th day of December 2021.



Jazmin van Veen
Acting Director, Central (GPOP)
Central River City & Western Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Homes

Alteration of Gateway Determination

Planning proposal: PP-2021-7031 for 12-12A, 14 & 14B Mons Road, Westmead
(Westmead Private Hospital).

I, the Director, Central (GPOP) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 December 2021 for the proposed amendment to the Parramatta Local Environmental Plan 2011 as follows:

1. Delete 'condition 7':

Replace with a new condition 7: "The LEP shall be completed by 30 April 2023."

2. Delete 'condition 8':

"The proposal must be exhibited by 30 June 2022 and reported to Council post exhibition by 31 October 2022."

Dated 20th December 2022.



Jazmin van Veen
Director, Central (GPOP)
Metro Central and North
Department of Planning and Environment

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal: PP-2021-7031 for 12-12A, 14 & 14B Mons Road, Westmead
(Westmead Private Hospital).

I, the Acting Manager, Metro Central at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 24 December 2021 and altered on 20 December 2022 for the proposed amendment to the Parramatta Local Environmental Plan 2023 as follows:

1. Delete 'condition 7':

Replace with a new condition 7: "The LEP shall be completed by 30 June 2023."

Dated 27 April 2023.



Peter Pham
Acting Manager, Metro Central
Metro Central and North
Department of Planning and Environment

Delegate of the Minister for Planning