

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-5718):** to amend the Leichhardt Local Environmental Plan 2013 for land at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale to facilitate the redevelopment of the site for the purpose of a health service facility by rezoning the land to B5 Business Development zone, introducing a maximum 35m building height, a maximum 4:1 floor space ratio, introducing retail premises as an additional permitted use, a new local provision to provide greater certainty regarding potential land uses and built form outcomes, and introducing a requirement for a site-specific DCP.

I, the Executive Director, Metro East and South at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Leichhardt Local Environmental Plan 2013 to facilitate the development of a health service facility at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale should proceed subject to the following conditions:

1. Prior to public exhibition the proposal is to be updated to:
  - include information that clearly demonstrate consistency with, or that any inconsistency is justified and/or of minor significance, for the following section 9.1 Direction:
    - 1.5 Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) – include:
      - shadow diagrams which clearly demonstrate the shadow impacts from the additional 3m building height in the context of PRCUTS recommended controls on surrounding sites. This should include 3D perspectives of shadowing impacts to the residential development to the south of the site; and
      - clarify how the provision for end of journey facilities will be satisfied
  - include an explanatory note that the proposed provisions will be subject to final drafting by Parliamentary Counsel Office (PCO) at finalisation;
  - include extracts of the existing and proposed LEP Maps; and
  - include an explanatory note that future development will be subject to state/regional infrastructure contributions in accordance with the implementation actions in the Parramatta Road Urban Corridor Transformation Strategy Implementation Update 2021.
2. Prior to finalisation the planning proposal is to be revised to:
  - address the Implementation Actions in the Parramatta Road Urban Corridor Transformation Strategy Implementation Update 2021, including the recommendations and outcomes of the precinct wide traffic study.

3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
  - Transport for NSW;
  - Greater Sydney Commission;
  - NSW Health - Infrastructure;
  - City of Sydney Council;
  - Inner West Council; and
  - Sydney Airport Corporation

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 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 EP&A 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 proposal must be exhibited 4 months from the date of the Gateway determination.
7. The proposal must be reported to the Sydney Eastern Planning Panel for a final recommendation 7 months from the date of the Gateway determination.
8. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
9. Given the nature of the proposal, the Sydney Eastern Planning Panel should not be authorised to be the local plan-making authority.

Dated 12<sup>th</sup> day of May 2022.



**Amanda Harvey**  
**Executive Director, Metro East and South**  
**Planning and Land Use Strategy**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**