



Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

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| Our Reference | RZ/11/2019 |
| Contact | Issa Trad |
| Telephone | 9806 5404 |
| Email | itrad@cityofparramatta.nsw.gov.au |

22 November 2021

Dear Sir/Madam,

Planning Proposal 12, 12A, 14 & 14B Mons Road, Westmead.

Please find attached a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 25 October 2021 considered the Planning Proposal and resolved:

- (a) **That** Council approve, for the purposes of seeking a Gateway Determination, the Planning Proposal attached to the LPP report at Attachment 1 for land at 12-12A, 14 & 14B Mons Road, Westmead, which seeks to amend the Parramatta Local Environmental Plan 2011 to:
 - Increase the floor space ratio control (FSR) from 1.5:1 to 2:1; and
 - Increase the height of building control (HOB) from 12m to 68m for the south eastern portion of the site and from 12m to 18m for the remainder of the site.
- (b) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment with a request for a Gateway Determination.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council separately, prior to public exhibition with the Planning Proposal. The site-specific DCP should address, at a minimum, the following:
 - i. Built form and massing;
 - ii. Building setbacks;
 - iii. Flooding; and
 - iv. Other design controls to inform the future detailed design of the Westmead Private Hospital redevelopment.
- (d) **That** the Chief Executive Officer be delegated authority to negotiate a Planning Agreement on behalf of Council in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the Planning Proposal and DCP.
- (e) **That** Council advise the Department of Planning, Industry and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (f) **That** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

- (g) **Further, that** Council note the Local Planning Panel's advice to Council is in support of the Planning Proposal (refer to Attachment 1), which is consistent with the Council Officer's recommendation in the report.

Council requests Gateway Determination and that Council exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Council's Project Officer, Issa Trad, on 9806 5404 or email at itrad@cityofparramatta.nsw.gov.au.

Attachments:

1. Council Report (25 October 2021)
2. Minutes of Council Meeting (25 October 2021)
3. LPP Report (21 September 2021)
4. LPP Minutes (21 September 2021)
5. Planning Proposal
6. Appendix 1 - Urban Design Report (March 2021)
7. Appendix 2 - Transport Impact Assessment (October 2019)
8. Appendix 3 - Flood Report (February 2021)
9. Appendix 4 - Aviation Advice (February 2021)
10. Appendix 5 - Architectural Plans (February 2021)



Michael Rogers
Land Use Planning Manager