

Ms Gail Connolly  
Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Our ref: IRF23/1492

Attention: Jennifer Concato

Dear Ms Connolly,

**Planning proposal PP-2021-7031 – Westmead Private Hospital**

I refer to the planning proposal PP-2021-7031 which seeks to increase floor-space ratio (FSR) and height of building (HOB) controls to facilitate Stage 4 of the Westmead Private Hospital redevelopment.

As you are aware, the Department sought advice from the Flood Advisory Panel, in response to the NSW 2022 Flood Inquiry recommendations and the Department's interim approach to rezonings. A Flood Advice Report has been prepared by the Panel, following the meetings held with Council and relevant stakeholders in early May 2023. A copy of the Flood Advice Report is attached for your records.

The Panel has indicated that the additional information submitted to date does not adequately address the full impact of flooding on the site for sensitive uses, and the necessary mitigation and management measures during a flood emergency, with respect to the mobility and vulnerability of patients. The Panel highlighted that the current flood model requires further improvements to understand flood hazard and behaviour, and the impact of climate change.

In light of this, the Panel has recommended that the planning proposal should not proceed to public exhibition until further flood modelling information has been submitted for the Department's consideration. The Department also considers that condition 1(f) of the Gateway determination is unable to be satisfied.

The Department has previously written to Council outlining a commitment to reforming the planning system including delivering improved processes for assessing and finalising planning proposals more efficiently. In this respect, the Gateway determination requires the LEP amendment to be completed by 30 June 2023 and will therefore soon expire.

The Department notes that given the matters to be addressed, Council should consider the current planning proposal, the Flood Advisory Panel recommendations and the commitment to efficient planning processes when determining how to proceed. Any extension to the timeframe for completion will require justification on how the outstanding matters will be resolved and the timeframes for their completion.

I look forward to Council's advice on how to proceed with this matter.

If you have any questions in relation to this matter, Ms Jazmin Van Veen can assist you. Ms Van Veen can be contacted on 02 9373 2877.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Schramm', with a stylized, wavy line extending from the end.

19 June 2023

**Leah Schramm**

**Acting Executive Director**

**Metro Central and North**

**Planning and Land Use Strategy**

Encl: Flood Planning Advice Report.