

Gateway Determination

Planning proposal (Department Ref: PP-2023-2810): to increase height and floor space ratio at 93 Bridge Road, Westmead.

I, the Acting Executive Director, Local Planning & Council Support at the Department of Planning, Housing and Infrastructure, 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 2023 to increase height and FSR at 93 Bridge Road, Westmead should proceed subject to the following

The LEP should be completed on or before 29 May 2026.

Gateway Conditions

1. Prior to public exhibition, the planning proposal be updated as follows:
 - (a) Ensure there is a clear mechanism specified for the delivery of the affordable housing component;
 - (b) Remove all references to the VPA;
 - (c) Remove any studies that are no longer applicable to the proposal, and
 - (d) Provide a response to Ministerial Direction 1.4 Site Specific Provisions.
2. 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 complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 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 the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. 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 Act:
 - Transport for New South Wales;
 - Sydney Trains;
 - Sydney Water; and
 - City of Parramatta Council.

Each public authority and government agency 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 working days to comment on the proposal.

4. 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).

Dated 13 May 2025



Dan Thompson
Acting Executive Director,
Local Planning and Council Support

**Department of Planning, Housing and
Infrastructure**

**Delegate of the Minister for Planning and
Public Spaces**