



Your Reference: RZ/9/2015  
Contact: Paul Kennedy  
Telephone: 9806 5093

21 February 2018

Ms Ann-Maree Carruthers  
Director - Sydney Region West  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ann-Maree,

**Request to revise Gateway Determination for site specific planning proposal at 14-20 Parkes Street, Harris Park (PP\_2016\_PARRA\_007\_00)**

I refer to the site specific planning proposal application for land at 14-20 Parkes Street, Harris Park (PP\_2016\_PARRA\_007\_00).

On 18 December 2017, Council received a letter from the applicant on behalf of the land owner for the subject site, requesting Council seek a revised Gateway Determination from the DP&E to amend the existing proposed FSR from 8:1 to 10:1 and maximum building height from 110 metres to 122.5 metres (plus design excellence). A revised gateway was considered justifiable following Council's adoption of the recommendations under the CBD Heritage Interface Study by Hector Abraham Architects (HAA) on 10 July 2017. This study was prepared to support the CBD Planning Proposal.

On 12 February 2018, this matter was reported to Council and the following was resolved:

- (a) **That** Council writes to the DP&E to seek a revised Gateway Determination at 14-20 Parkes Street, Harris Park, to amend the maximum FSR from incentive 8:1 to 10:1 and maximum building height from 79 metres to 122.5 metres on the site (plus design excellence) consistent with the CBD Heritage Interface Study and Council's draft CBD Planning Proposal.
- (b) **That** subject to compliance with Gateway determination requirements the Planning Proposal be publicly exhibited for 28 days.
- (c) **That** delegated authority be given to the CEO to negotiate the VPA on behalf of Council subject to the gateway determination and that the outcome of negotiations be reported back to Council prior to its public exhibition.

- (d) ***Further, that*** Council grant delegated authority to the CEO to make any minor amendments and corrections of an administrative and non-policy nature that may arise during the plan making process.

Council recognises that the existing Gateway Determination (29 November 2016) was issued prior to the HAA study being undertaken for the CBD. Therefore, given the timing and detailed further analysis that has since been completed and endorsed by Council, a request to have the DP&E reconsider the FSR on the site to 10:1 is appropriate. (It should also be noted that Council's original Gateway request to the DP&E in Feb 2016, was seeking an FSR of 10:1 and maximum height of 122.5 metres – plus design excellence on the site).

In accordance with this resolution, Council requests that the DP&E consider a revised Gateway Determination for 14-20 Parkes Street, Harris Park, to amend the FSR from 8:1 to 10:1 and maximum building height from 110 metres to 122.5 metres (plus design excellence). This will ensure that the site specific planning proposal is being treated in a manner that is consistent with Council's broader CBD Planning Proposal and latest adopted position following the completion of the HAA study

To assist with your review, a copy of the following material has been provided to you:

1. A copy of the 12 February 2018 Council report.
2. A copy of Council's original submission to the Department in February 2016, seeking an FSR of 10:1 and maximum height of 122.5 metres (endorsed by Council in December 2015). This includes a planning proposal document referencing the 10:1 option.
3. A copy of the successful winning design scheme based on an FSR of 11.5:1 (10:1 plus 15% bonus).

If you have any further enquiries in relation to this matter, or wish to request further information please contact Paul Kennedy on 9806 – 5093.

Yours sincerely,

  
Robert Cologna  
**Acting Service Manager - Land Use Planning**