

COPY

Mr G Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Mr Dyer

Greg

Alteration of Gateway determination –14 to 20 Parkes Street, Harris Park

I refer to a Gateway review application lodged by the proponent to alter the Gateway determination for a proposal at 14 to 20 Parkes Street, Harris Park (PP_2016_PARRA_007_00).

I have determined as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 17 June 2016, for 14 to 20 Parkes Street, Harris Park (PP_2016_PARRA_007_00). I enclose the Alteration of Gateway Determination for your attention.

After consideration of new site specific evidence provided in support of the review application, the resolution of Council with regard to this matter and the findings of the independent review commissioned by Council, I have decided to alter the Gateway determination to enable a maximum FSR of 8:1 and a maximum height of buildings of 110m (plus design excellence bonus).

In making this decision it is considered that it should not be viewed as setting a precedent for allowing other adjacent sites within the heritage transition area to be deemed suitable for controls enabling a similar density. This decision was based on site specific evidence with regard to built form, overshadowing and views. The Department considers that any proposed increases to height and FSR on land in the vicinity of the heritage conservation area need to be considered on a precinct basis having regard to the potential cumulative impacts. Without this precinct approach the Department would have concerns regarding the potential erosion of the opportunity to provide a meaningful transition between the CBD and the urban conservation area.

The assessment of this Gateway review has highlighted the need for more detailed investigation of appropriate transitional controls specific to individual heritage conservation areas, to support the Parramatta CBD Planning Proposal. Such an investigation could clarify the purpose of the controls, provide a suitable evidence based methodology and consider the potential cumulative impacts of development on the heritage values of affected conservation areas.

If you have any questions in relation to this matter, I have arranged for Ms Lillian Charlesworth, to assist you. Ms Charlesworth can be contacted on (02) 9860 1510.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

29/11/2016

Encl:

Alteration of Gateway Determination

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_007_00)

I, the Deputy Secretary, Planning Services, as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 17 June 2016 for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Delete condition 1 (c) and replace with:
 - (c) amend the Explanation of Provisions and relevant maps to indicate a proposed maximum building height of 110m (plus design excellence bonus) and a proposed maximum FSR of 8:1 (plus design excellence bonus);

Dated 29th day of November 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission