

Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_007_00): to amend the height of building, floor space ratio and insert site specific controls for land at 114 - 116 Harris Street, Harris Park.

I, the Director, Central (GPOP) at the Department of Planning, Industry and Environment, 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 (LEP) 2011 to amend height of building, floor space ratio and insert site specific controls for land at 114-116 Harris Street, Harris Park should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended as follows:
 - (a) identify and incorporate protection of Experiment Farm and environs as identified in the Parramatta CBD Planning Proposal and identify that protection is to be measured between 10am and 2pm on 21 June via a sun access plane;
 - (b) demonstrate proposed height and density can be achieved while preventing overshadowing of Experiment Farm in accordance with 1(a), and amend controls if necessary to achieve this outcome;
 - (c) demonstrate that proposed height and density can be realised while achieving compliance with SEPP 65 and Apartment Design Guide for subject site and adjoining land;
 - (d) address Section 9.1 Direction 2.6 Remediation of Contaminated Land; and
 - (e) update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - (a) Heritage NSW;
 - (b) Transport for NSW;
 - (c) NSW State Emergency Services; and
 - (d) Sydney Water

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 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).
5. Prior to finalisation of the plan, the planning proposal must demonstrate consistency with the Parramatta CBD Planning Proposal.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 29th day of September 2020.



Christine Gough
Director, Central (GPOP)
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces