

# FOR ACTION

LOCAL PLANNING PANEL

16/06/2020

TO: Project Officer Land Use (Kennedy, Paul)

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**Subject:** Pre-Gateway: Planning Proposal for land at 114-118 Harris Street, Harris Park  
**Target Date:** 16/07/2020  
**Notes:**  
**File Reference:** <FOLDERNUMBER> D07402799

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## DETERMINATION

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment, the Planning Proposal at 114–118, Harris Street, Harris Park (included as **Attachment 1**) which seeks the following amendments to Parramatta Local Environmental Plan 2011 in relation to the subject site:
1. Increase the maximum building height from 54 metres (15 storeys) to 126 metres (32 storeys);
  2. Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1;
  3. Inclusion of controls to deal with management of flooding including, but not limited to, provisions for safe refuge and ensure the building is capable of withstanding and does not obstruct flood flows; and
  4. Amend the Special Areas Provisions Map to identify the site and add site-specific controls that provide for the following:
    - a. Provision outlining that the mapped FSR of 10:1 is subject to the sliding scale requirements of Clause 7.2 of the draft LEP provisions of the Parramatta CBD Planning Proposal.
    - b. Requirement for minimum 1:1 commercial floor space
    - c. Maximum parking rates, in line with the resolution of the City of Parramatta Council on 26 November 2019 with regard to parking rates in the Parramatta CBD Planning Proposal.
    - d. Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.
- (c) **That** a draft site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition. This draft DCP should address, at a minimum:
1. Built form and massing;
  2. Building setbacks;
  3. Flooding; and
  4. Road widening.
- (d) **That** with regards to a Planning Agreement for the subject site:

1. the applicant be invited to negotiate a Planning Agreement in line with Council's policy position on Planning Agreements in the Parramatta CBD;
  2. delegated authority be given to the Chief Executive Officer to negotiate a draft Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council; and
  3. the outcome of the negotiations shall be reported back to Council prior to the draft Planning Agreement being placed on public exhibition.
- (e) **That** the Planning Proposal, DCP and Planning Agreement are concurrently exhibited.
- (f) **That** Council advises DPIE that the Chief Executive Officer will not be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (g) **That** the high performance building bonus may apply to this particular site subject to no increase in height.

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