



Ms Jazmin van Veen
Department of Planning, Industry and
Environment
GPO Box 39
SYDNEY NSW 2001

28 July 2020

Our Reference	RZ/9/2018
Contact	Paul Kennedy
Telephone	9806 5093
Email	pkennedy@cityofparramatta.nsw.gov.au

Dear Ms van Veen

Planning Proposal: 114 – 118 Harris Street, Harris Park

Please find attached a Planning Proposal for land at 114 – 118 Harris Street, Harris Park submitted to the Department of Planning, Industry and Environment for a Gateway determination. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 to increase the maximum permissible height and floor space ratio and to add site-specific controls in relation to the subject site.

Council at its meeting on 13 July 2020 resolved:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE) 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 on the Height of Buildings Map 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.

Contact us:

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ENGLISH

If you require interpretation assistance with this letter, please contact the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 5.00pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450) [Telephone Interpreter Service] at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.h, Lunes hanggang Biyernes.

CHINESE

如果您需要传译员协助才能看懂本信件，请联系电话传译员服务（131 450），然后要求他们联系市议会（9806 5050）。办公时间是星期一至星期五上午8时30分至下午5时。

ARABIC

إذا كنت بحاجة إلى مساعدة لتفسير محتوى هذه الرسالة، يرجى الاتصال بخدمة الترجمة الهاتفية (131 450) واطلب منهم الاتصال بالمجلس (9806 5050). ساعات العمل هي 8:30 صباحاً حتى 5:00 مساءً، من يوم الاثنين إلى يوم الجمعة.

HINDI

यदि आपको इस पत्र के लिए दुभाषिए की सहायता की आवश्यकता है, तो कृपया टेलीफोन दुभाषिया सेवा (131 450) से संपर्क करें और उनसे काउंसिल (9806 5050) से संपर्क कराने के लिए कहें. कार्य के घंटे हैं: सुबह 8:30 से शाम 5:00 बजे तक, सोमवार से शुक्रवार.

KOREAN

본 문서에 관해 통역의 도움이 필요하시면, 전화통역 서비스(131 450)로 연락해서 카운슬 전화(9806 5050) 연결을 요청하시기 바랍니다. 근무 시간은 월~금요일 오전 8시 30분부터 오후 5시까지입니다.

- (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** Council delegate authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the Planning Proposal, DCP and / or Planning Agreement processes.
- (h) **Further, that** Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 2) is generally consistent with the recommendations of this report. However, the Panel added the following recommendation: '(g) That the high performance building bonus may apply to this particular site subject to no increase in height'. This recommendation is not supported by Council officers and is not included above for reasons outlined in this report.

Please note 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

Please contact me if you have any queries in relation to this matter.

Yours sincerely



Paul Kennedy
Project officer Land Use Planning