



CITY OF PARRAMATTA

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

Via email: christine.gough@planning.nsw.gov.au

Your Reference	PP_2020_COPAR_007_00
Our Reference	RZ/9/2018
Contact	Paul Kennedy
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11 August 2021

Attention Jazmin van Veen

Dear Ms Gough

Site-specific Planning Proposal: 114 – 116 Harris Street, Harris Park (Department Ref: PP_2020_COPAR_007_00)

I am writing in regard to the above site-specific Planning Proposal that received a Gateway determination on 29 September 2020 that an amendment to Parramatta LEP 2011 to amend the height of building, floor space ratio and insert certain site-specific controls for land at 114 – 116 Harris Street should proceed subject to a number of conditions.

Council at its meeting on 26 July 2021 resolved to seek a Gateway determination for a combined Planning Proposal for three sites at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park and resolved as follows regarding the site-specific Planning Proposal for 114 – 116 Harris Street:

- (g) ***That Council write to DPIE to advise that Council no longer supports the progression of the existing site-specific Planning Proposal for 114-118 Harris Street (which has already received a Gateway determination).***

The full resolution of Councils is attached.

The background to this matter is that since 2016 Council officers have been processing three separate proposals for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street. As part of this process a Gateway determination was sought and issued for 114 – 116 Harris Street. The conclusion and recommendation now of Council officers, as included in the report to Council of 26 July 2021, are the processes for the three separate proposals should be ended in favour of advancing a single, combined Planning Proposal dealing with a single issue – that is, an exemption from the FSR sliding scale.

While officers acknowledge that the 114-116 Harris Street Planning Proposal was originally advanced without this exemption, the further urban design work that has continued on all three sites has shown that a Parramatta CBD Planning Proposal compliant FSR, without application of the FSR sliding scale to each site, is likely to be acceptable on this site. Therefore, Council was recommended to withdraw its support for the existing Planning Proposal at 114 – 116 Harris Street that has received a Gateway determination.

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Therefore, in accordance with Council's resolution, Council staff will not be taking any further action to progress the site-specific Planning Proposal for 114 – 116 Harris Street. Accordingly, you are requested to issue an Alteration of the Gateway determination that this Planning Proposal should not proceed.

Council staff are submitting a separate request through the Planning Portal seeking a Gateway determination for the combined Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street.

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

Yours sincerely



Paul Kennedy
Project officer Land Use Planning

Attachments

1. Minute of Council meeting, 26 July 2021