



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

Our Reference	RZ/5/2016, RZ/10/2016, RZ/9/2018
Contact	Paul Kennedy
Telephone	9806 5093
Email	pkennedy@cityofparramatta.nsw.gov.au

11 August 2021

Attention Jazmin van Veen

Dear Ms Gough

Site Specific Planning Proposal: 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park

Please find attached a Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 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 exempt the FSR sliding scale requirements for the subject sites.

Council at its meeting on 26 July 2021 resolved:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination under the Environmental Planning and Assessment Act 1979 from the Department of Planning, Industry and Environment (DPIE), a Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park which seeks an exemption from the FSR sliding scale requirements of Parramatta Local Environmental Plan 2011 in relation to the subject sites.
- (b) **That** the Planning Proposal at Attachment 1 be forwarded to the DPIE to request the issuing of a Gateway Determination, after being amended as follows:
 - i. Remove references pertaining to an exemption from the site size requirements for High Performing Buildings.
 - ii. Reformat and re-edit to reflect Council's assessment into Council's Planning Proposal template.
- (c) **That** a draft site-specific Development Control Plan (DCP) for the subject sites be prepared and reported back to Council prior to its public exhibition. The draft DCP should address, at a minimum:
 - i. Built form and massing;
 - ii. Building setbacks;
 - iii. Flooding;
 - iv. Traffic and parking issues; and
 - v. Road widening.

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au



- (d) ***That*** the Planning Proposal and DCP are concurrently exhibited.
- (e) ***That*** Council advises the DPIE that the Chief Executive Officer (CEO) will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (f) ***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).
- (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 and/or DCP processes.
- (h) ***Further, that*** Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 2) is consistent with the recommendations of this report.

In accordance with the Council resolution, the Chief Executive Officer will be exercising the plan making delegations for this Planning Proposal as authorised by Council on 26 November 2012.

Documents in support of this request for a Gateway determination are provided with this letter.

Please note in accordance with the above resolution a separate letter will be sent to your Department advising that Council staff will not be taking any further action to progress the site-specific Planning Proposal for 114 – 116 Harris Street, Harris Park that received a Gateway determination on 29 September 2020.

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

Yours sincerely

Paul Kennedy
Project officer Land Use Planning