

FOR ACTION

COUNCIL

26/07/2021

TO: Project Officer Land Use (Kennedy, Paul)

Subject: FOR APPROVAL: Gateway Request: Planning Proposal for land at 24 and 26 to 30 Parkes Street, Harris Park
Target Date: 31/12/2021
Notes:
File Reference: <FOLDERNUMBER> D07610024

RESOLVED (Tyrrell/Wearne)

- (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.
- (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.

DIVISION A division was called, the result being:-

AYES: Councillors Dwyer, Garrard, Issa, Jefferies, Tyrrell, Wearne and Zaiter

NOES: Councillors Barrak, Bradley, Davis, Esber, Pandey, Prociv and Wilson

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