



10 March 2022

Paul Kennedy
Project Officer, Land Use Planning
City of Parramatta

via email: [REDACTED]

Dear Mr Kennedy,

**Gateway Determination Review - Parkes and Harris St, Harris Park (PP-2021-5178)
Questions on Notice**

I refer to the above gateway determination review currently before the Independent Planning Commission (**Commission**) for determination.

As raised in yesterday's meeting between the Commission and City of Parramatta (**Council**), the Commission is seeking information from Council on the following matters:

1. Any built-form testing of a one-site scenario in which all three of the subject sites are amalgamated into one
2. Council's consideration of solar access impacts upon the parkland to the east
3. Appropriateness of indicative building heights at the site with reference to any relevant objectives in the Parramatta CBD Planning Proposal
4. Potential for development on the subject site(s) to comply with solar access height limits and any non-compliance indicated in the Council's reference scheme; or any other scheme proposed or preferred by the Proponent
5. Building separation standards for buildings of similar height and scale in the Parramatta city centre – the proponent in the meeting with the Commission indicated that in the CBD, the 'norm' is to reduce the ADG building separation setback of 24m to 18m. Is this the case?
6. Clarify if the proposed 'sliding scale out clause' (referenced on p.59 of the CBD Planning Proposal) for 'isolated sites' would apply to any of the subject sites
7. Confirm that the 'reference design' as shown in paragraph 37 (Figures 11 and 12 on pp.363 & 364) in the Report to the LPP on 16 June 2021 is the development concept supported by the Council (as is stated in the caption to Figure 11), and that this shows development at FSR 12.5:1
8. Confirm that a site specific DCP would be required for this site - the proponent indicated this was not required
9. Any examples of other planning proposals in the Parramatta LGA that have sought exemption from the FSR sliding scale

The Commission requests that Council provide a response by **5pm on Monday, 14 March 2022**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Mr Lindsey Blecher on [REDACTED] or (02) 9383 2100.

Yours sincerely,



Stephen Barry
Planning Director