

From: [Adam Byrnes](#)
To: [Lindsey Blecher](#)
Cc: [Steve Barry](#)
Subject: Re: Harris Park Gateway Review - Letter
Date: Monday, 14 March 2022 4:27:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Lindsey

Many thanks for the correspondence. In relation to the 4 queries of the Commission we advise in turn –

1. Please refer to Attachment G (page 31) of the Commissions on line pack which demonstrates 26-30 Parkes Streets position in relation to Robin Thomas Reserve. This confirms that shadows from 24 Parkes and 26-30 Parkes do not impact on Robin Thomas Reserve in the period 10am – 2pm. This is logical given that the Reserve is immediately east of these sites.
2. We are currently coordinating this information in concert with the City of Parramatta Council. The history of the Parramatta CBD is that a number of sites have either been exempted from the sliding scale, or where under 1800m² in area, have been granted a site specific FSR that accords with such an exemption.
 - a. Example: 20 Macquarie Street Parramatta (future Hilton Hotel site) is 1230m², yet has been granted a site specific FSR of 10:1, which exceeds the FSR sliding scale. I intend to provide the additional land parcels to you by no later than tomorrow.
 - b. Example: 470 Church Street has a site area of 1629m² and received maximum FSR of 6:1 irrespective of being less than 1800m².
 - c. Example: 12A Parkes Street has a site area of 907m² and a site specific PP granted an FSR of 8:1 and an exemption from the sliding scale at clause 7.2 of the LEP.
 - d. Example: 11 Hassall Street has a site area of 1790m² and a site specific PP granted an FSR of 10.2:1.
(Other examples to follow)
3. It is noted that the FSR is calculated over the parent parcel in practice. This then allows for the facilitation of dedication of land to Council for the purposes of road widening. Therefore the current site area is always applicable and is established by way of survey. We note that these figures are referenced in the Council report and also the documentation on the Commissions Portal.
4. This matter was tested by Urbis and Councils urban designers. It is helpful to review Attachment D of the Commissions Portal that comprises the 2020 Urbis Report that looks at key issues such as tower heights in the Parramatta skyline, distribution of built form in the vicinity of the site, and the merit of providing gaps between towers over a large amalgamated tower.

Regards

adam

Adam Byrnes

Director

P: [REDACTED]

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From: Lindsey Blecher [REDACTED]

Date: Thursday, 10 March 2022 at 11:38 am

To: Adam Byrnes [REDACTED]

Cc: Steve Barry [REDACTED]

Subject: Harris Park Gateway Review - Letter

Good morning Mr Byrnes,

Please see the attached letter regarding the Gateway Determination Review for Parkes and Harris St, Harris Park (PP-2021-5178)

Kind Regards,

Lindsey Blecher

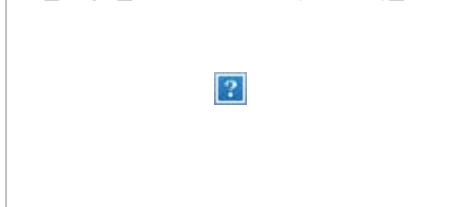
Lindsey Blecher | Senior Planning Officer

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