



Professor Mary O’Kane AC  
Chair  
Independent Planning Commission  
Suite 15.02, Level 15, 135 King Street  
SYDNEY NSW 2000

Via email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

Received by IPC  
Friday 18 February 2022

Dear Professor O’Kane

**Request for Gateway determination review – referral to Independent Planning Commission**

I am writing to advise that the Department of Planning and Environment has received a Gateway determination review request from the proponent for a planning proposal at 24 Parkes Street, 26-30 Parkes Street and 114-116 Harris Street, Harris Park. A summary of the request is as follows:

<b>Dept. Ref. No</b>	<b>GR-2022-9</b>
<b>LGA</b>	City of Parramatta
<b>LEP to be amended</b>	Parramatta Local Environmental Plan 2011
<b>Address/ location</b>	24 and 26 – 30 Parkes Street, and 114 – 116 Harris Street, Harris Park 2150 SP 578, Lot 1 DP 599236, Lot 3 DP 599799, SP 16744, SP 35413 and SP 53257
<b>Proposal</b>	<p>The objective of the planning proposal is to seek an exemption to the floor space ratio sliding scale (provision proposed under the Parramatta CBD PP currently with the Department for finalisation) for the land at 24, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park. The proposal seeks to facilitate the sites’ redevelopment for three mixed use towers that are intended to be lodged for approval under separate Development Applications.</p> <p>The Gateway determined that the planning proposal should not proceed for the following reasons:</p> <ol style="list-style-type: none"><li>The planning proposal does not demonstrate site specific merit as:<ol style="list-style-type: none"><li>the planning proposal remains inconsistent with the following Section 9.1 Ministerial Directions, which require further resolution to comply:<ul style="list-style-type: none"><li>Direction 2.3 Heritage Conservation;</li><li>Direction 4.3 Flooding; and</li><li>Direction 6.3 Site Specific Provisions.</li></ul></li><li>The planning proposal is inconsistent with the following State Environmental Planning Policies:<ul style="list-style-type: none"><li>SEPP 65 Design Quality of Residential Flat Buildings [now Design Quality of Residential Apartment Development].</li></ul></li></ol></li><li>The planning proposal is not accompanied by adequate required information to support the progression of the planning proposal.</li></ol>

	<p>3. The planning proposal does not justify the need for the proposed amendment nor sufficiently demonstrate the resulting FSR is appropriate.</p> <p>The proponent has requested the Commission consider whether the planning proposal should proceed as the proposal has sound strategic and site specific merit as detailed in the attached documentation.</p>
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The Minister for Planning's delegate determined on 21 October 2021 that the proposal should not proceed.

The Proponent has requested a review of the Gateway determination. The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination issued on 21 October 2021 should be overturned and given a Gateway to proceed or not.

The Department's justification assessment and recommendation report are enclosed and includes a number of supporting attachments.

The Department's 'A guide to preparing local environmental plans' provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at [planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources](http://planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources).

Should you have any enquiries about this matter, I have arranged for Jazmin Van Veen, Acting Director, Central (GPOP) to assist you on 9373 2877.

Yours sincerely



**Alison McLaren**  
**Executive Director**  
**Central River City**