

Christine Gough
Director, Central (GPOP)
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Via email: christine.gough@planning.nsw.gov.au

Your Reference PP_2020_COPAR_008_00

Our Reference RZ/10/2018

Contact SBaker

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29 January 2021

Dear Christine

RE: Letter of Support - Applicant-initiated Post-Gateway Review Process [PP_2020_COPAR_008_00]

I am writing to convey Council's support for the aforementioned Post-Gateway Review request lodged by the Applicant for the Planning Proposal for land at 355 and 375 Church St, Parramatta.

The Applicant has confirmed to Council officers that the intent of their request is to seek to remove Gateway conditions as follows:

1. remove Gateway condition 1(c) which requires removal of the proposed car parking rates for takeaway food and drink premises and the associated sunset clause, and
2. remove Gateway condition 1(d) which requires inclusion of the isolated site at 383 Church St, Parramatta into the Planning Proposal, and

The Applicant's Post-Gateway Review request is consistent with Council's resolution on this matter of 13 July 2020, and is therefore supported by Council.

Council officers also made a similar request for an administrative review of these two conditions on 23 December 2020, and it is understood that DPIE is still considering this request.

The below reasons detailing support for the Applicant's Post Gateway Review request are synthesised from the reports to Local Planning Panel/Council, officers' request for an administrative review, and communication with DPIE officers during and after the Gateway assessment.

1. Takeaway food and drink premises car parking rates
 - a. The car parking rates endorsed by Council represent a balanced approach that limits setting an undesirable precedent for parking provision, while also advancing a shared vision to see this site redeveloped in accordance with the Parramatta CBD Planning Proposal.
 - b. Please refer specifically to **paragraphs 37-54 of the LPP report** (16 June 2020) and **Table 2 – section titled "Parking" of the Council report** (13 July 2020) for a detailed consideration of why the proposed car parking rate for takeaway food and drink premises and the associated sunset clause is supportable.
2. Isolated site
 - a. The controls that would be added to apply to the isolated site are already contained in the draft CBD Planning Proposal, which has already been exhibited. Given that this site specific Planning Proposal still requires the resolution of a DCP and VPA before it can be exhibited means that it is likely that these controls will be put in place for this site before the site specific Planning Proposal can be finalised. This means all the resources that go into

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including the site in this site-specific Planning Proposal are effectively wasted. It should be noted that the progression of the site-specific Planning Proposal for the McDonalds site is necessary so Council and DPIE can consider the site specific parking provisions. If it was not for these controls the same argument would apply to the SSPP outright as it is otherwise only seeking to impose controls consistent with the CBD PP.

- b. Introducing the isolated site to this Planning Proposal would result in further potential cost and delay to the Applicant, and would have the likely effect of slowing down the finalisation of this Planning Proposal. Including the isolated site requires Council to pursue a VPA with the owner of the isolated site adjoining site under its current policy framework. There is potential for this process to significantly delay the progress of this site specific Planning Proposal and - in an environment where both the Department and Council are putting in place processes to accelerate the progression and finalisation of Planning Proposals - the unnecessary (for the reasons identified in this letter) inclusion of additional sites in this Planning Proposal seems inconsistent with this broader policy direction.

Council officers are happy to discuss the above in more detail with you if that is of assistance. Should you wish to do so, or have any other questions, please contact myself or Sarah Baker (A/Team Leader Land Use Planning) at the contact details at top of this letter.

Kind Regards,



Robert Cologne
A/Group Manager Land Use Planning