



Department of Planning and Environment

Our ref: IRF22/590

Professor Mary O’Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Received by IPC
Wednesday 23 March 2022

Via email: ipcn@ipcn.nsw.gov.au

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 City of Parramatta Council for a planning proposal at 355 and 375 Church Street, Parramatta.

Details of the planning proposal are summarised below:

Dept. Ref. No	GR-2022-5
LGA	Parramatta
LEP to be amended	Parramatta Local Environmental Plan 2011
Address	355 and 375 Church Street, Parramatta
Proposal	<p>Introduce a site-specific maximum car parking rate and to prohibit a drive-through on site.</p> <p>A Gateway determination was issued on 14 December 2021 and included the following condition:</p> <p><i>1. Prior to public exhibition, the planning proposal is to be amended as follows:</i></p> <p><i>(a) remove reference to any provisions seeking to prohibit/restrict a drivethrough facility for Take Away Food and Drink premises on the subject site;</i></p> <p>Council has requested the Commission to review the above condition of the Gateway and request it be removed from the Gateway.</p>

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 4 December 2021 should be amended.

The Department’s justification assessment and recommendation report are enclosed and includes supporting attachments.

The Department's 'Local Environmental Plan Making Guideline' 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/Summary.

Should you have any enquiries about this matter, I have arranged for Ms Jazmin van Veen, Acting Director, Central (GPOP), at the Department to assist you. Ms van Veen can be contacted on [REDACTED].

Yours sincerely

[REDACTED]

21/3/2022

Alison McLaren
Executive Director
Metro Central North

Encl: Department's justification assessment and recommendation report