

Nathalie O'Toole
Senior Manager Planning Concierge
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms O'Toole,

**Planning Proposal – 355 and 375 Church Street Parramatta
Supplementary Advice**

Thank you for organising the meeting held on 30 March 2021, where additional information prepared by the proponent of the subject planning proposal was presented. Additional information was also provided by the proponent via email correspondence on 30 March 2020 for our further consideration of the subject matter.

It is noted that the proponent is seeking a maximum parking rate of 30 spaces for the *takeaway food and drink premises* (McDonald's) through a site-specific provision in the Parramatta LEP, together with a proposed sunset clause. The argument put forward by Ethos Urban (in their report) that this will not create a precedent is a planning matter, and as such your Department is best placed to assess and consider this aspect.

It is understood that the proponent is seeking amendment of Gateway condition 1(c) (shown below):

- *Condition 1(c) – Remove the proposed car parking rates for takeaway food and drink premises and the associated sunset clause.*

TfNSW has reviewed the additional information and we raise no objections to the amendment of the Gateway condition 1(c) and site-specific controls in the planning proposal/written instrument. A suggestion for your consideration is outlined below:

- *Amended Condition 1(c) – Apply maximum car parking rates as follows:*
 - *For floorspace used for the purposes of take away food and drink premises at 355 and 375 Church Street Parramatta: 1 space / 30 square metres of Gross Floor Area or 30 spaces (whichever is the lesser).*
 - *For all other uses, the maximum rates are currently contained in the Parramatta CBD Planning Proposal.*

Based on the capped parking for the *takeaway food and drink premises* and parking for the remainder of any future development on the site being in accordance with the Parramatta CBD Planning Proposal controls, it is agreed that the site-specific implications of the

proposal will not likely have any significant material consequences for the surrounding transport network operations.

Please note that the above advice pertains only to Gateway condition 1(c) and the car parking aspects of the planning proposal. TfNSW reserves the right to provide further comments on the planning proposal from a traffic and transport perspective once it has been updated in accordance with the Gateway requirements and formally referred to us as part of the agency consultation and/or public exhibition.

In particular, we note that a Gateway condition also requires that a site-specific Development Control Plan (DCP) be prepared for the site. TfNSW is currently building the Parramatta Light Rail (PLR), which is due to be operational by 2023. PLR will be operating on Church Street adjacent to the site, and any interactions from adjoining development including vehicles, service vehicles, bicycles and pedestrians will need to be considered in the preparation of the site-specific DCP. This will include the need for detailed consideration of the drive-through operation of McDonald's. The DCP may also consider whether the parking allocated to the *takeaway food and drink premises* can be adapted to other uses in the future.

TfNSW would welcome the opportunity to provide advice during the preparation of the site-specific DCP to ensure that any interface with the adjoining road network poses minimal implications for the PLR operations.

Thank you again for the opportunity of providing advice on the above matter. If you require any further information, please send your query to development@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



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Mark Ozinga
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