

**Note regarding Traffic Study for Planning Proposal RZ/4/2015:  
197 and 207 Church Street and 89 Marsden Street, Parramatta**

The Gateway determination of 13 July 2017 for this Planning Proposal required Council to consider whether the studies that support the Planning Proposal originally submitted with the Gateway request needed to be updated prior to community consultation (in order to reflect the amendments made to the Planning Proposal as a result of the Gateway determination).

Council officers considered whether an updated traffic study should be provided, and concluded that this is not necessary on the following basis:

- Council officers note that the initial request for a Gateway determination was submitted on 4 May 2016. A Traffic Impact Assessment dated March 2015 accompanied this request.
- Subsequently (on 10 April 2017) Council endorsed the action recommended by the Parramatta CBD Strategic Transport Study, which was to reduce maximum car parking rates to levels currently used in the City of Sydney CBD, and resolved to apply the recommended parking rates to existing site-specific Planning Proposals within the Parramatta CBD to ensure future development would be consistent with the strategic direction to reduce maximum car parking rates.
- This site-specific Planning Proposal has been amended post-Gateway to include the abovementioned maximum car parking rates. These rates represent a precautionary approach to traffic planning that has been endorsed by Council and approved for public exhibition as part of the Parramatta CBD Planning Proposal by the Department of Planning, Industry and Environment (DPIE).
- The car parking rates in this Planning Proposal are considered acceptable based on their consistency with this broader policy framework, not based on the results of a traffic study. Therefore, Council officers consider that an update to the originally submitted traffic study is not required.

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