



Christine Gough
Director, Central (GPOP)
Central River City and Western Parkland City
Department of Planning, Industry and
Environment

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

Your Reference

Our Reference	RZ/14/2014
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Contact	SBaker
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Telephone	9806 5321
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Email	sbaker@cityofparramatta.nsw.gov.au
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14 December 2020

Dear Christine

RE: Planning Proposal for 295 Church St, Parramatta (Parramatta Local Environmental Plan 2011 Amendment No 53)

I am writing in response to your letter of 20 October 2020 about the above Planning Proposal and to communicate Council's recent resolution regarding this matter.

At its meeting of 7 December 2020 (Item 17.3), Council resolved as follows:

- (a) **That** Council receives and notes the six Government agency submissions responding to the re-exhibition of the amended Development Control Plan (DCP) and amended Planning Agreement for 295 Church Street, Parramatta.
- (b) **That** Council endorses the re-exhibited DCP (Attachment 1) for finalisation subject to the following two amendments, the first of which arose as a result of Transport for NSW's submission and the second of which arose from an issue identified by Council officers during the re-exhibition period in association with legal drafting for the related LEP amendment:
 - i. Minor amendments/additions to the DCP controls to clarify that parking, loading and servicing (excluding set down and pick up for full size coach buses) should happen on-site.
 - ii. Removal of the DCP reference to parking controls in the current Parramatta Local Environmental Plan (LEP) 2011 Clause 7.14 (Car Parking for Certain Land in Parramatta City Centre) as the DCP should not pre-empt the drafting of the related site-specific Planning Proposal. Council also affirms its support for the parking provisions for this site being included in a site-specific clause rather than in the existing Clause 7.14.
- (c) **That** the DCP should come into effect when the Planning Proposal is finalised.
- (d) **That** subject to the Planning Agreement being updated to reflect the prospective new landowner, Council endorses the re-exhibited Planning Agreement (Attachment 2) for execution, and delegates authority to the Chief Executive Officer to sign the Planning Agreement on behalf of Council.
- (e) **That** upon signing of the Planning Agreement, the agreement be forwarded to the Department of Planning, Industry and Environment (DPIE) in accordance with Section 25G of the Environmental Planning and Assessment Regulation 2000.

Contact us:

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- (f) **That**, noting that DPIE has requested a clear timetable for resolution of this Planning Proposal, if the prospective new landowner has not taken control of the property and signed the Planning Agreement by 28 February 2021, that Council advise DPIE that Council no longer wishes to progress the related Planning Proposal.
- (g) **That** Council responds to the communication from DPIE at Attachment 3 by advising DPIE of this resolution and noting that this resolution should facilitate finalisation of the Planning Proposal, DCP and Planning Agreement in a timely manner.
- (h) **That** Council supports the approach to drafting the LEP amendment outlined in this report as it relates to parking controls (noting that this approach confirms the limited range of parking rates included in the exhibited site-specific Planning Proposal rather than the more extensive parking range of rates exhibited in the Parramatta CBD Planning Proposal, and recognising that this is a transitional issue arising as a result of the site-specific Planning Proposal's proceeding in parallel with the Parramatta CBD Planning Proposal).
- (i) **Further, that** Council delegate authority to the Chief Executive Officer (CEO) to correct any minor policy inconsistencies or any anomalies of an administrative nature relating to the Planning Agreement and Development Control Plan.

I have also attached the report to Council, which provides context for various parts of the resolution.

I trust that the above resolution illustrates a clear timeframe for resolving this Planning Proposal and that our respective staff can work together to finalise it shortly. We will provide further advice when the Planning Agreement has been executed.

Should you or your staff have any questions, please contact Sarah Baker (A/Team Leader City Planning) at the contact details at the top of this letter.

Kind Regards,



Robert Cologna
A/Service Manager City Planning

Attachments:

1. Report to Council, 7 December 2020, Item 17.3