



Ms Jazmin van Veen  
A/Director, Central (GPOP)  
Central River City and Western Parkland City  
Department of Planning, Industry and Environment  
By e-mail: [jazmin.vanveen@planning.nsw.gov.au](mailto:jazmin.vanveen@planning.nsw.gov.au)

<b>Your Reference</b>	PP_2020_COPAR_008_00
<b>Our Reference</b>	RZ/10/2018
<b>Contact</b>	Paul Kennedy
<b>Telephone</b>	9806 5093
<b>Email</b>	<a href="mailto:pkennedy@cityofparramatta.nsw.gov.au">pkennedy@cityofparramatta.nsw.gov.au</a>

5 November 2021

Dear Ms van Veen

## **Planning Proposal: 355-375 Church St, Parramatta**

Please find attached a Planning Proposal for land at 355-375 Church St, Parramatta submitted to the Department of Planning, Industry and Environment for a new Gateway determination. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 by providing a site-specific parking rate for Take Away Food and Drink Premises at the site and also not permitting a drive-through facility associated with the Take Away Food and Drink Premises.

Council at its meeting on 11 October 2021 resolved:

- (a) *That Council note the correspondence from the Department of Planning, Infrastructure and Environment (DPIE) summarised in this report regarding this Planning Proposal.*
- (b) *That the existing Planning Proposal for 355 – 375 Church Street, Parramatta, be amended to remove provisions consistent with the CBD Planning Proposal, while retaining the provision pertaining to a bespoke parking rate for takeaway food and drink premises at this site but that the proposed takeaway food and drink premises drive through facility be removed from the Planning Proposal.*
- (c) *That the amended Planning Proposal (as at Attachment 1) be resubmitted to the DPIE as a new Planning Proposal seeking a new Gateway determination.*
- (d) *That, pending a new Gateway determination from DPIE in line with the amendments outlined in (b) above, Council:*
  - 1 *advise DPIE that it no longer wishes to pursue the existing Planning Proposal process, as the amended Planning Proposal described above will replace it as a new Planning Proposal, and*
  - 2 *exhibit the Planning Proposal.*
- (e) *That negotiation of a Planning Agreement at this site cease, recognising that infrastructure contributions for this site will instead be made as part of a future*

### **Contact us:**

[council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au) | 02 9806 5050  
@cityofparramatta | PO Box 32, Parramatta, NSW 2124  
ABN 49 907 174 773 | [cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



*Development Application (DA) in line with the relevant Contributions Plan in place for the CBD at that time.*

- (f) *That Council officers prepare a draft Development Control Plan (DCP) and it be endorsed under delegation by the Chief Executive Officer for the purpose of public exhibition in accordance with the following principles:*
- 1 Further defining the preferred two-tower scheme, including podium heights and tower setbacks, with a view to minimising any non-compliances with relevant Apartment Design Guide requirements but acknowledging that some non-compliances will remain;*
  - 2 Establishing an appropriate relationship to, and mitigating impacts on, proximate heritage items;*
  - 3. Resolving traffic issues (including sightlines, vehicle queueing, pedestrian safety and minimising any impact of the development on Parramatta Light Rail and the surrounding road network, including restricting turning right from Victoria Road into the site);*
  - 4. Requiring that no drive-through facility is provided at the site;*
  - 5. Establishing an appropriate relationship to the 385 Church Street isolated site (including built form controls for an unamalgamated scenario, and a direction for an amalgamated scenario that maintains the two towers while seeking to increase inter-building separation and tower setbacks);*
  - 6 Appropriately managing the environmental quality impacts of the proposed podium uses (particularly noise, air pollution and odour);*
  - 7 Ensuring that footpath widening and the “notch” in the centre of the site are marked appropriately in the DCP to support future public access;*
  - 8 Ensuring the building appropriately addresses the potential future through-block link;*
  - 9 Require a comprehensive Crime Prevention through Environmental Design (CPTED) report at Development Application stage and ensure that building design implements CPTED principles; and*
  - 10 Ensuring that podium landscaping makes a positive contribution to public and private domain.*
- (g) *That, prior to exhibition of the draft DCP, Council consult with the landowners of 385 Church Street on the draft DCP about the controls pertaining to their land.*
- (h) *That the exhibition of the Planning Proposal and DCP need not occur concurrently.*
- (i) *Further, that Council delegates to the Chief Executive Officer to make any changes of a minor, administrative and/or non-policy nature that may arise during progression of the relevant Planning Proposal.*

In response to Council's resolution could you please note the following:

- The Planning Proposal is being resubmitted as a new Planning Proposal seeking a new Gateway determination.
- That the Planning Proposal does not provide for the establishment of a drive-through facility associated with a take away food and drink premises on the site.

- That pending a new Gateway determination, Council advises that it no longer wishes to pursue the existing Planning Proposal process being progressed in response to the revised Gateway determination (Dept. ref: PP\_2020\_COPAR\_008\_00) issued on 13 May 2021.

In addition, confirming advice from yourself to Melody Potter of Stockland on 7 September 2021, a copy of the draft Gateway conditions should be provided to the applicant for discussion prior to issue.

The following information accompanies this letter, the Planning Proposal with appendices and Council minute and report with attachments.

Should you have any queries, please contact Paul Kennedy, Project Officer Land Use Planning on 9806 5093 or by email at [pkennedy@cityofparramatta.nsw.gov.au](mailto:pkennedy@cityofparramatta.nsw.gov.au).

Yours sincerely



David Birds  
**Group Manager City Planning**