

29 August 2018

Mr Mark Leotta
Acting Director – Strategic Outcomes and Development
mleotta@cityofparramatta.nsw.gov.au

CC

City of Parramatta
126 Church St
Parramatta NSW 2150
council@cityofparramatta.nsw.gov.au

Dear Mark

44-48 OXFORD STREET, EPPING
COUNCIL REFERENCE: DA 485/2016
PANEL REFERENCE: 2016SYW114. LGA – CITY OF PARRAMATTA

I advise Dunnet Group regarding the merit assessment considerations of the above development.

I understand that the Planning Panel considerations have been deferred on three occasions and the only outstanding matter is traffic related, i.e. on-site parking numbers and general traffic issues concerning the Epping Town Centre. I believe that Council is, in principle, agreeable to the DCP Code and Sub-Regional RMS Code being adopted. I also note that Council's assessment is supportive of granting the development consent subject to conditions.

There is no justifiable nor evidence based reasons to impose stricter parking restrictions in this instance, as the extensive Traffic Studies undertaken indicate that the project has relatively insignificant impact on Epping traffic. The Applicant's Traffic Studies clearly indicates that traffic generation emanating from the development as proposed does not justify the imposition of any stricter parking controls, having regard to all facts tabled.

I note that in the Epping Centre, specifically at this location, other similar developments have been approved with parking numbers calculated under the DCP and RMS Sub-Regional Code.

The imposition of stricter car parking requirements on this development will not result in a substantive community benefit and will disadvantage the proponent to no real public benefit.

The Applicant has provided a Green Travel Plan prepared by GTA Traffic Engineers. The Plan has been peer reviewed by TTPP Traffic Engineers and comply with good practice. Car Parking arrangements are proposed in the Plan with further reductions to previous proposals.

The applicant's Traffic consultant specialist will be available to address any concern by the Panel in that regard.

I trust the assessment and decision making will be made on the merit evidence presented.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SHaddad', with a horizontal line underneath.

Sam Haddad
SG HADDAD ADVISORY