



Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

4 November 2015

Dear Ms McNally

**Subject:       Modification of Mixed Use Redevelopment at 330 Church Street, Parramatta  
(MP10\_0171 MOD9)**

Thank you for the Department's letter dated 27 October 2015 referring the Modification of Mixed Use Redevelopment at 330 Church Street, Parramatta application to the Planning Assessment Commission for determination. I constituted the Commission for the modification.

The modification seeks to modify a condition of consent relating to construction traffic management requirements. Specifically, the Proponent seeks to amend the Construction Traffic Management Plan to allow construction vehicles to enter and exit the site in a reverse motion when required, and to provide a dedicated storage and loading area for use by the neighbouring premises (El-Phoenician restaurant) during the construction phase. The modification application is made on the basis that some vehicles (such as concrete trucks) need to be able to reverse onto the site to be positioned correctly to transfer loads, and to assist with resolving an ongoing issue with loading for the neighbouring premises.

I note that Parramatta City Council (Council) made a submission supporting the proposed modification to permit changes to allow the reversing of vehicles subject to the presence of four traffic controllers. The Commission agrees that the management of reversing vehicles, pedestrians, and other vehicles in the vicinity by four traffic controllers will satisfactorily address the safety issues during the construction stage.

The modification includes the creation of a dedicated loading and storage area for the use of the El-Phoenician restaurant. The Department advises that the loading area has been requested to assist in resolving an ongoing dispute between the proponent and the restaurant owner regarding safety and loading. At the request of Council, the Proponent provided detailed dimensions of the storage and loading area that is to be dedicated to the restaurant during the construction phase. The Department advises that the configuration of the loading area has been designated in consultation with the Council and that the modification will not result in any additional safety concerns. The Council has not raised any additional issues in relation to the modification application.

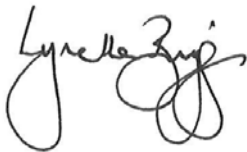
I note that no submission was made by the neighbour in response to the modification request.

In the assessment of the modification application it was identified that the revised Construction Traffic Management Plan included a number of amendments that did not form part of this modification application. The approval has been structured to include only those amendments that relate to the reversing of vehicles and the storage area. No other amendments are approved by this determination.

I am satisfied that the Department has adequately addressed the issues in its assessment and recommended appropriate conditions of approval.

Consequently, I have determined to approve the modification application, subject to the Department's recommended conditions. The signed instrument of approval is enclosed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lynelle Briggs', with a stylized, cursive flourish at the end.

Lynelle Briggs AO  
Chairperson  
Planning Assessment Commission

cc.                   The Hon. Rob Stokes, MP  
                          Minister for Planning  
                          GPO Box 5341  
                          SYDNEY NSW 2001