

355 & 375 Church St, Parramatta

- The site accommodates a long established restaurant with a drive-through facility.
- The existing planning proposal seeks to introduce a site-specific maximum car parking rate and to prohibit a 'drive-through facility' on the site.
- The Department does not support the prohibition. A "drive-through facility" is not classified as a land use under the PLEP 2011 or Standard Instrument, rather is a component of uses already permitted in the zone.
- The Department considers management of a drive through would be best addressed through an updated DCP and DA process.
- The current Gateway determination (14 December 2022), includes a condition to remove references to prohibit a drive-through facility.
- Council requested a Gateway determination review to remove this condition.



Site location

355 & 375 Church St, Parramatta

Council view

- Drive-through would:
 - create adverse local traffic impacts
 - be an inappropriate use of site on a key corner in the Parramatta CBD
 - create adverse environmental impacts, particularly traffic fumes and noise.
- Council should be permitted to introduce site-specific prohibitions into its LEP.
- LEP controls is the best means of development control, compared to the DCP control and DA assessment process advocated by the Department

Proponent view

- Disagree with Council.
- Provided traffic review concluding that removal of the drive-through will have minimal traffic effects.
- Mitigation measures for adverse impacts can be implemented as part of any future development application.

TfNSW

- Generally supports the prohibition of the drive-through facility due to its proximity to the Parramatta Light Rail (PLR) and the potential for traffic conflicts with general traffic, but this should be a DPE decision regarding the mechanism.

DPE assessment

- The Department has considered all views.
- The long established operation of the drive-through facility indicates that the perceived adverse impacts are manageable.
- The best means of development control in this case is a DCP control and DA assessment to permit a full assessment of any adverse impacts.
- It is recommended that no amendments to the Gateway determination are made.