

BRIEFING DETAILS

BRIEFING/DATE/TIME	12 November 2020 10.25am to 10.40am
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-83 - DA/135/2020 – City of Parramatta
16 Park Avenue, Westmead

Demolition, tree removal and construction of a new 6-storey medical centre with ancillary cafe, pharmacy and associated signage over basement car parking.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair Gabrielle Morrish Martin Zaiter Sameer Pandey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	David Ryan advised a conflict of interest as his company has assisted Uniting on the Mayflower Retirement Village development, which is directly across from this site.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Frances Mehrtens, Jonathan Cleary (Assessing Planners)
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT:

The Panel discussed the following issues in relation to the application –

- **USES** - The Medical use proposed is not permissible under the R4 zoning but is allowable under the Infrastructure SEPP 2007.
 - The Café use proposed to the ground floor is to be deleted as food and drink premises are not permissible.
 - A neighbourhood shop would be permissible up to a maximum area of 80 sqm but the current application proposes an area in excess of this. The applicant has been requested to revise the proposal in this regard.
 - A pharmacy is proposed on the ground level. The final plans should clarify the proposed uses, including in relation to the external terrace and seating area.
 - The Panel also sought clarification regarding the location of other local retail uses and whether they will coexist successfully with the uses proposed in this application.
- **AMENITY AND SAFETY** - The proximity to Parramatta Park results in a high level of pedestrian movement. Pedestrian safety is accordingly a consideration to be addressed.

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- The acoustic and visual impact of the exposed driveway, particularly where it adjoins neighbouring apartment buildings, and how this impact is to be mitigated, is still to be addressed.
- ARCHITECTURE AND MATERIALS - The blank walls proposed to the lower levels of the western façade are to be reviewed as they face into adjacent apartment buildings.

The Panel suggested that the applicant be invited to -

- Clarify the description and area of the uses proposed within the application in relation to the neighbourhood shop, pharmacy and medical centre so that the Panel is clear on exactly what is proposed.
- Amend plans to ensure the design of the proposal is appropriate to the final retail or business uses proposed.
- Clarify how the the acoustic and visual impacts of the driveway adjacent to the existing residential apartments to the south are to be addressed.
- Review the treatment of the western elevation at the lower levels to improve the visual interest of this façade, given its exposure to the public domain and adjacent development.

The Panel also noted (not in relation to this DA exclusively) their concern in relation to traffic and pedestrian safety conflicts for the broader area.

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