

BRIEFING DETAILS

BRIEFING/DATE/TIME	5 August 2020 10.42am to 11.12am
LOCATION	Teleconference

BRIEFING MATTER
PPSSCC-98 – City of Parramatta - DA/269/2020
24-26 Railway Parade, Westmead

Demolition, tree removal and construction of a part 4, part 14-storey mixed use development comprising retail, reinstatement of the existing tavern, supermarket and medical centre from basement to level 2, 3 storeys of commercial use and 6 storeys for use as a hotel over 3 levels of basement carparking for 127 vehicles. The proposal also includes changes to the VPA relating to public domain upgrades, site preparation works, public domain works and an accessible through site link. The proposal is Integrated Development pursuant to the Water Management Act 2000

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair David Ryan Martin Zaiter
APOLOGIES	Gabrielle Morrish
DECLARATIONS OF INTEREST	Sameer Pandey declared a conflict in that he has participated in an on-site visit with objectors, and accordingly will not participate in the discussion of this application.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Deepa Randhawa and Steven Chong
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

Traffic - TfNSW has requested Sidra modelling for traffic to include the Darcy Avenue/ Hawkesbury Road, Park Avenue/Queens Road and Hawkesbury Road/Caroline Street intersections in the model.

Given existing and likely future traffic conditions in the locality, detailed assessment of traffic at the macro and micro level is required. Issues include adequacy of the proposed 3 metre setbacks, including in the context of setbacks on adjoining buildings on Ashley Lane and how that effects traffic conditions along the Lane; the width of Railway Parade; and general traffic and pedestrian convenience and safety within the immediate locality and wider area.

Pedestrian Link - The 24/7 pedestrian right of way (ROW) is likely to be a major pedestrian thoroughfare connecting the Heavy Rail Station with the Light Rail Terminus. Detailed assessment is required of the design of this ROW in terms of its width and general configuration as well as escalator capacity and location, to ensure its 'fitness for purpose' based on pedestrian flow analysis/modelling.

Loading Docks - the applicant has been requested to review the proposed number of loading docks, supported by a Loading Dock Management Plan.

Planning Panels Secretariat

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Design Excellence Advisory Panel – DEAP has recommended further refinements to the design.

Lift for Medical Centre – suitable lift access for the proposed mix of uses is to be assessed.

The **target timing** for submission to the Panel for determination is dependent on the Applicant's response to Council's requests for additional information requests. Target submission to the Panel is October. At this stage an electronic determination may be possible, noting that the Panel requests a further briefing prior to determination, whether electronic or at a meeting.

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