

BRIEFING DETAILS

BRIEFING/DATE/TIME	12 November 2020 10.45am to 11.22am
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	Nil
DECLARATIONS OF INTEREST	Sameer Pandey declared a conflict in that he has participated in an on-site visit with objectors and will not participate in the discussion of this application. Gabrielle Morrish declared a conflict in that her firm prepared controls for the site and assisted with an earlier DA for this site.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Deepa Randhawa (Assessment Planner) Amir Randhawa (Traffic Planner)
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

- There have been several iterations of the proposal, and the Panel has been briefed previously on this application.
- The proposal is now compliant with planning requirements, and the Panel's concerns as raised previously have been addressed.
- The building is setback from level four.
- Traffic and pedestrian movement is a key concern as the site is in a busy city centre location and across from the heavy rail station. As a result, the Panel highlighted the following issues to be addressed in the assessment going forward:
 - Road safety, noting the intensive pedestrian activity in this location and the intention for the existing pedestrian crossing to be widened under the VPA.

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- TfNSW and PLR are proposing widening the public domain around the development, which will assist with managing pedestrian movements and reducing potential pedestrian-vehicle conflict.
- A supermarket is proposed on the ground floor, with 90 additional car parking spaces. The additional vehicular movements due to this facility should be factored in to the assessment.
- The proposal includes a through-site link which would facilitate pedestrian connection to Hawkesbury Road and the medical facilities in this location. The assessment should clarify whether pedestrian flow has been adequately considered noting the busy location of the site, which also sits between the heavy rail and light rail stations. The assessment should clarify that potential pedestrian pinch points or bottle necks have been addressed.
- Traffic analysis indicates no adverse impact on traffic movement in the vicinity.
- The Panel noted that procedurally Traffic Committee approval is required for traffic and transport related interventions. As such, conditions should be carefully worded and may need to factor in deferred commencement pending Committee approval, require approval prior to CC, or a similar construct.
- The Assessing Planner advised that any approval would require a deferred commencement condition as concurrence is required from Sydney Trains.
- The Panel noted that the proposed building is setback on Ashley Lane as a result of a site specific DCP. The same setback is not currently applied to other sites on Ashley Lane, however the DCP requires consistency with existing setbacks –and this development, once constructed, will set a precedent.

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