

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 15 August 2024, 9.02am and 10.07am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-318 – Inner West – DA/2024/0278 – 306 & 476 Parramatta Road, Ashfield – Integrated development under Roads Act 1993, works include demolition of existing dwelling and structures at 306 Parramatta Road, partial demolition of the existing Bunnings Warehouse (retention of heritage façade and clock tower) at 476 Parramatta Road, construction of a new 3 level detail building for use as Hardware, Building Supplies and Garden Centre. Ancillary works include tree removal, landscaping works, business identification signage, new on-site car parking. Proposed hours of operation are 6.00am to 10.00pm Monday to Friday and 6.00am to 7.00pm Saturdays, Sundays and Public Holidays

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Philippa Scott and Brian McDonald
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Alice Spizzo

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sean Wilson, Martin Amy, Ruba Osman, Felicity Hannah
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and surrounding development outlined
- Proposal includes the demolition of existing buildings on site, excluding heritage listed clock tower
- Location of existing transport infrastructure – above and below ground level (West Connex tunnel, Sydney Water Corporation sewer line, Parramatta Road)
- DA approved in 2021 for demolition of dwelling, trees and site works
- Pre DA undertaken – smaller concept proposed, but response to heritage item, traffic and solar access/overshadowing identified in discussions
- Site identified as potential land contamination and flood control lot
- 2 Submissions received – traffic, solar access/overshadowing, hours of operation and landscaping
- Internal Referrals –
 - Building Certification, Urban Forest, Urban Design, Heritage, Development Engineering, Traffic Committee – information requested

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- Environmental Health, Waste Management – conditions provided
- External Referrals –
 - Ausgrid – conditions provided
 - Sydney Water Corporation – additional information requested
 - TfNSW – additional information requested in relation to the West Connex tunnel
- Traffic
 - TfNSW concurrence – updated geotechnical assessment, amended architectural and structural engineering plans requested
 - Additional information to also include impact of identified queuing, traffic signals at Fredrick Street, Local Traffic Committee comments, internal car park driveway access location, travelator/escalator location, amended SIDRA analysis
- Heritage conservation
 - Scale and massing not complementing the heritage portion of the building
 - Further information required regarding extent of survival of interiors of the tower/office section of the building
 - Relationship between the new warehouse and heritage item to be demonstrated, with clock tower being isolated
- Height of building variation proposed to both building heights located over site –
 - 5.32m variation (53.2%) to 10m height limit and 5.27m variation (35.13%) to 15m height limit
 - Insufficient grounds to justify departure from development standard, noting concerns relating to heritage, design, solar access/overshadowing and design excellence
- Design excellence – site is identified as a landmark location
 - Cl.6.9 of Inner West LEP 2022 yet to be satisfied
 - Architectural Heritage Panel comments noted as request for more architectural composition, reduced bulk, scale and height, reduction of bulk colour along street frontages
- Solar Access/Overshadowing
 - Reduced solar access on adjoining property
 - Enclosed service road breaches permitted rear setback and building envelope
 - Updated shadow diagrams required
- Tree management
 - Updated Arboricultural Impact Assessment required, including volume and impact of pruning
 - Site specific tree protection plan and specification required
- Sydney Water - objection to proposal noting location of stormwater channel/pipe location
- General documentation matters
 - Demolition plan to be submitted
 - MUSIC modelling assessing stormwater quality and amended stormwater plans to be submitted
 - BCA capability report demonstrating satisfactory NCC compliance required
- Design solutions outlined

Panel Comments

- Integration of heritage clock tower to be outlined, noting restoration and respected adaptive reuse of office section
- Site access to be assessed
- Extent of corporate branding and signage on the building to be reconsidered
- Structural details to be provided given the existing infrastructure
- Building height to be considered in relation to the adjoining residential area

TENTATIVE DETERMINATION DATE SCHEDULED FOR: January 2024 – to be confirmed with Council

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