

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 8 December 2022, 2:00pm to 2:25pm
LOCATION	Videoconference

BRIEFING MATTER(S)

PPSSCC-392 – City of Parramatta – DA/737/2022 - 32-34 Silverwater Road, Silverwater - Demolition of existing structures and construction of a mixed-use development over two levels of basement parking. The development comprises of retail premises, business/office premises; neighbourhood shops, a pub and a childcare centre with associated landscaping, drainage works and signage. The application is Nominated Integrated development pursuant to the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg, David Ryan, Blake Cansdale & Sameer Pandey
APOLOGIES	Dan Siviero
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Denise Fernandez & Claire Stephens
RSDA	Sharon Edwards, George Dojas, Alex Richard

KEY ISSUES DISCUSSED

- The Applicant is relying on certain provision/s in the *Auburn LEP (2010)* to enable them to adopt varying floor space ratios (FLR) across the development site according to the varying proposed uses (e.g. speciality retail, office, childcare centre and pub).
- Given the relatively untested nature of the above provision/s of the *Auburn LEP (2010)*, Council is seeking advice on the interpretation and application of these provisions in relation to the development application.
- Council was asked whether it had considered the development application against Part 3.1 (Site selection and location) of the NSW Childcare Planning Guideline (2017). Council has taken this question on notice.
- There is potential for the development application to be delayed due to outstanding information requests and external agency referrals.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MAY 2023