

DATE OF PANEL BRIEFING	18 May 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey
APOLOGIES	Dan Siviero
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 May 2023.

MATTER DEFERRED

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. The application is to be determined by the Sydney Central City Planning Panel.

REASONS FOR DEFERRAL

The panel agreed to defer the determination of the application until responses to the matters outlined in Council's requests for information and the non-compliances identified in Council's assessment report are provided by the applicant and assessed by Council. The applicant undertook to submit its legal advice in relation to the calculation of gross floor area on the site, and the panel requests that Council provides the panel with its own legal advice in response. The outcome of this advice will be a key determinative matter.



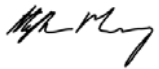

The panel considers that this large, amalgamated site provides an opportunity for an appropriately designed mixed use development. On that basis, the panel has agreed to defer the application to provide the applicant with the short supplementary period it has requested (4 weeks), to address the currently unresolved matters in order to demonstrate to the Panel whether the proposal represents an appropriate outcome in the context of the applicable controls and detailed design.

The panel expects revised information referred to above to be submitted to Council within 4 weeks from the date of this deferral record. If all revised information from the applicant is not provided within 4 weeks, the panel may move to determine the DA based on the information available at that time.

Council is requested to update its assessment report for submission to the Panel within 2 weeks of the deadline set for receipt of the revised information from the applicant. Council's supplementary assessment report should respond to the material and the matters raised above. When this report has been received, the panel will determine the matter electronically.

The panel observes that responses from Transport for NSW and the Office of Water have not been received and requests that the parties use their best endeavours to obtain the relevant responses within the timeframe set for determination.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Sameer Pandey 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-392 – City of Parramatta – DA/737/2022
2	PROPOSED DEVELOPMENT	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. The application is to be determined by the Sydney Central City Planning Panel.
3	STREET ADDRESS	32-34 Silverwater Road, Silverwater
4	APPLICANT/OWNER	Applicant: C K Design Pty Ltd Owner: Sonsari Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Transport and Infrastructure) 2007 State Environmental Planning Policy (State Regional Development) 2011 State Environmental Planning Policy (Biodiversity and Conservation) 2021 SEPP (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards (2021) Auburn Local Environmental Plan 2010 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Auburn Development Control Plan 2010 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 24 April 2023 Clause 4.6 variation - Building Height Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 1

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 6 October 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair) ○ <u>Council assessment staff</u>: Denise Fernandez ○ <u>Applicant representatives</u>: Chris Khoury, Lucinda Molloy, Bob Nation, Andrew Martin • Council Briefing: 8 December 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Blake Cansdale, Sameer Pandey ○ <u>Council assessment staff</u>: Denise Fernandez, Claire Stephens • Final briefing to discuss council's recommendation: 18 May 2023 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey ○ <u>Council assessment staff</u>: Denise Fernandez, Claire Stephens ○ <u>Applicant representatives</u>: Chris Khoury, Andrew Martin
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable