

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-491 – City of Parramatta – DA/573/2023 – 1 Grand Avenue, Camellia
APPLICANT / OWNER	Applicant: Keylan Consulting Owner: The trustee for Grand Avenue Trust
APPLICATION TYPE	Demolition of an existing hardstand area and construction and use of two warehouse or distribution centres to operate 24 hours a day 7 days a week. The development includes associated earthworks, construction of an ancillary office space, at grade car parking for 238 vehicles, private access road, loading bays, landscaping, business identification signage, café, two drainage basins and enhancement of Parramatta River Foreshore through the provision of a publicly accessible pedestrian pathway and foreshore planting. This is integrated development under Section 91(2) of the Water Management Act 2000 and s.205 of the Fisheries Management Act 1994.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 49,946,404 (excluding GST)
BRIEFING DATE	19 October 2023

ATTENDEES

APPLICANT	Sammy Hamilton, Berta Saleh, Paul Addison, Michael Woodland, Padraig Scollard, Patrick Pace, Peter Tullemans
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey, Georgina Valjek
COUNCIL OFFICER	Paul Sartor, Myfanwy McNally, Claire Stephens
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Time Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 25 September 2023 (24 days)

TENTATIVE PANEL BRIEFING DATE: To be determined in consultation with Council.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development, site context and materials/finishes.
- The application includes a clause 4.6 variation request to exceed the 9m & 12m building height control.
- The development is compliant with the car parking controls outlined in Council's DCP.

Council

- Council advised they are still undertaking their preliminary assessment and the application is currently on public notification.
- Council is seeking clarification on the cost of works and in the process of getting advice from a Quantitative Surveyor. If the cost of works is found to be greater than \$50 million, then the proposal would be designated as a State Significant Development Application. In this instance, unless the proposal was scaled down to have a cost of works less than \$50 million, the proposal would no longer be a Regionally Significant Development Application.
- The site is heavily contaminated as it is part of the former James Hardie facility. A Remediation Action Plan has been submitted which is under review.
- The development breaches the building height control by 1.7m and 4.7m which represents a 14% and 52% increase over the PLEP 2023 development standard of 9 and 12 metres.
- Council outlined that they have future plans for a town centre at the site.

Panel

- The panel queried if vehicle movements were forward in and out of the site to which the applicant confirmed that all movements in and out of the site can be made in a forward direction.
- The panel queried the proposed building heights and their appropriateness for industrial development.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant focus their efforts on facilitating amendments or providing additional information required by Council to allow them to complete their assessment.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.