

DATE OF PANEL BRIEFING	10 October 2024
PANEL MEMBERS	Abigail Goldberg (Chair), Steve Murray, Brian Kirk
APOLOGIES	None
DECLARATIONS OF INTEREST	None

**MATTER CONSIDERED**

**PPSSCC-491 – City of Parramatta – DA/573/2023** – 1 Grand Avenue, Camellia - 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.

**DISCUSSION**

Council provided the Panel with a comprehensive briefing report that listed three key outstanding, and interrelated issues:

- Contamination
- Flooding/Stormwater
- Vegetation Riparian Zone

At the briefing, both Council and the Applicant stated that an updated package of information satisfactorily addressing these, and all other issues listed in Council's most recent RFI letter, could realistically be submitted in the very near future, and Council stated that a target date for determining this application could reasonably be set before the end of the year.

The Panel heard from both the Council and the Applicant that final flood levels had only recently been provided to the Applicant and this was a cause for delay in finalising the updated package of information.

**ACTIONS**

Having regard to the age of this application (381 days as of 9 October 2024) and given that the Applicant agreed to meet the target dates recommended by Council to allow for the progression of the Development Application to determination, the Panel directs that:

1. The Applicant is to upload all required outstanding and additional information and documentation to the Planning Portal by 21 October 2024.
2. Noting the application is likely to be amended, a formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant by 21 October 2024 outlining:
  - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
  - b. updated technical reports relied on in the amended application.
3. The Panel accepts the Council's recommendation to proceed to Final Determination from 5 December 2024. Council is to provide an amended assessment report, which is to be uploaded to

the Planning Portal two weeks before that date. The Determination may be undertaken by electronic circulation of papers.

If the outstanding information is not provided by 21 October 2024 the Panel may move to determine the DA based on the information currently at hand.